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## Design & Access Statement

Application for Full Planning & Demolition in a Conservation Area  
April 2015

### Site

34 Bramshill Gardens  
London  
NW5 1JH

### Location and Description of Property and Site

The property is located within Dartmouth Park Conservation Area, Sub Area 3 (Dartmouth Park East) on the west side of the curving road.

The adjacent property to the south is a matching semi-detached building with four flats, built at the same time. The neighbouring property to the north is 4-storey, red brick with gables, bays and dormers at front and rear.

The site property is not listed. Also, it is not included in the list of buildings that make a positive or negative contribution to the area.

The building is semi-detached with 4 flats. It is 2 storeys of brick and render with a plain tile, fully-hipped roof. Windows and rooflights are metal framed with lead flashing.

### Proposal

- New roof lights that require openings to be made in the existing roof.
- A new boiler flue at the rear.
- Lateral conversion of loft space that makes disused roof void over 32A habitable and incorporated into 34.

### Pre-Application Advice

Officer: John Nicholls

Reference: 01899

Date: 21/04/2015

The duty officer advised during a telephone conversation that new 'conservation type' roof lights in the side elevation would likely be acceptable. Also there would not be any grounds to refuse a lateral conversion at loft level. The architect was advised to follow Camden Planning Guidance (CPG1) in designing the roof alterations.



Chartered Architect

Director: Lefkos Kyriacou MA Dip Arch RIBA  
Registered as an Architect under the Architects Act 1997  
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## Use, Layout and Access

### *Existing*

The site is comprised of two flats (use class C3): 32A and 34 Bramshill Gardens that are each on the top floor of a two storey semi-detached property. The roof space is demised to these flats. The applicant is the freeholder for both properties. The loft space of 34 was converted in the 1970s/80s whilst the loft space of 32A has not been converted and is a disused roof void. Access to the loft of 34 is via a staircase from the first floor. Access to the roof void of 32a is via a ceiling hatch.

### *Proposed*

The applicants are part of a large family (2 adults and 5 children) and require additional bedroom and living space to accommodate everyone. It is proposed that the disused roof void above 32A is made habitable and incorporated into 34. Access to the loft space will still be via the staircase from the first floor of 34 but will be reconstructed to create a protected escape stair to comply with fire safety regulations. The converted roof space above 32A will be wholly separated from the flat below in compliance with acoustic and fire safety regulations.

## Appearance and Materials

The proposed rooflights are to be installed in the rear elevation (overlooking garden) and both side elevations (overlooking passageways) of the semi-detached property.

Camden's planning guidance on alterations to residential development (CPG1) has been followed.

The rooflights will be 'conservation type' metal framed rooflights installed flush with the tiled roof. Lead flashing will be used around the rooflights. The proposed rear rooflight will mirror the existing rear rooflight in size and location. The side rooflights will be subservient to the existing windows below in terms of size and centred on the hipped side elevation of the roof. The side elevation windows are to have obscure glass to prevent overlooking from neighbouring properties.

A black, metal boiler flue is proposed on the rear (garden) elevation with lead flashing.

## List of Drawings Submitted

1408\_Location Plan

1408\_L002 Second Floor Plan

1408\_L003 Roof Plan

1408\_L201 Section 1

1408\_L501\_Elevations E-W

1408\_L502\_Elevations N-S

## Context Photographs



View north along Bramshill Gardens. 32/34 is the middle property



View east from garden. 32/34 is the middle property