

May 2015



VIEW FROM REGENTS PARK ROAD



ROOF VIEW FROM TERRACE

Introduction:

This is a re-submission of planning application 2010/1397/P granted on 17/05/2010; which has now lapsed. This proposal is for the same size of extension but with a small change to the roof. The new proposed roof will be a flat roof covered with a grey single ply membrane with standing seams.

Context

62 Regent's Park Road is 4 storey semi detached mid 19th Century building located in the Primrose Hill Conservation area. The top floor flat is arranged as a maisonette over the third and fourth floors. The fourth floor currently offers a flat roofed rear extension and a dormer over the stairs. Sliding doors from the rear extension open onto a narrow passage leading to a paved terrace. The front (facing Regents Park Road) maintains the original roof slope with 3 Velux rooflights. Walls are clad with slate and dormer roofs are covered with felt.

Proposal

This proposal is for a new extension very much along the lines of the previously submitted application. The internal loft floor to the rear would be raised to level up with the existing terrace.

The existing rear and stair dormers would be raised slightly and enlarged. This would square up the shape of the room and increase the existing accommodation by around 1.2m towards the terrace, and raise its roof by around 650mm. The proposed extension will be kept within the existing building line to the rear and there will be no changes to the front roof slope.

Large sliding and fixed glazed doors would be fitted along the rear and rear/side elevations with the aim of providing both better natural light and views.

In terms of bulk, the proposed extension will be lower than adjoining property (No 64) rear extension, and will be lower than the original roof ridge.



VIEW OF REAR BOUNDARY WITH 64 R P Rd

Materials and finishes

Roof:

Roof edges and to have natural slates to match existing as closely as possible

Flat sections of roof to have grey single ply membrane with standing seams giving the look of traditional zinc or lead roofs.

Walls:

Stairs dormer cheek to be clad with natural slates to match the existing.

Piers to main extension to be rendered and painted white.

Doors and windows:

Sliding doors, windows and fixed glass panels to be full height, double glazed, with an aluminium frame painted grey.



SINGLE PLY MEMBRANE ROOF - TYPICAL

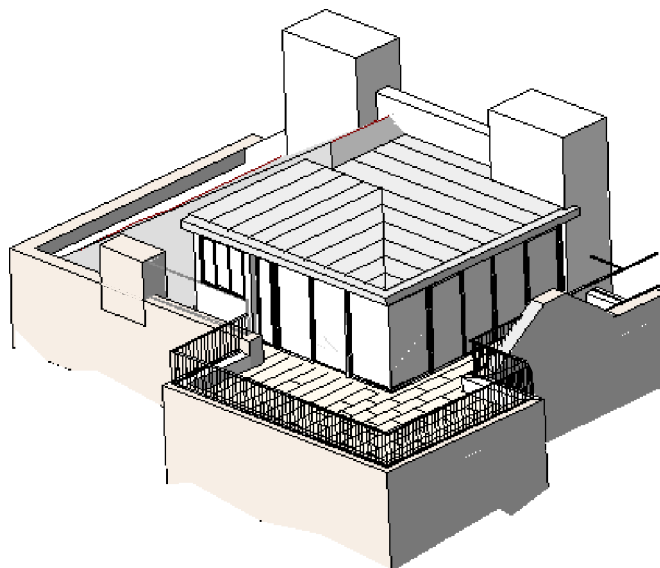
Design considerations and conclusions

The proposed design aims to improve the internal layout, and to provide a more open upper floor with large glazed panels giving views over the city and better levels of natural light in the flat.

Access to the terrace will be improved by levelling floors and adding sliding doors.

The proposal aims to preserve the existing roof lines as much as possible.

The proposed extension will hardly be visible from the ground level or Primrose Hill and will not cause any loss of amenity to neighbours.



ISOMETRIC VIEW OF PROPOSAL