



PROPOSED EXTENSION AT
235 ROYAL COLLEGE STREET
LONDON NW1 9LT

DESIGN AND ACCESS STATEMENT

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Introduction

Royal College Street runs from North to South and 235 is in a terrace of houses on the west side of the street near the junction with Camden Road. The property is in the Jeffrey's Street Conservation Area. 235 Royal College Street is a 4 storey property with a restaurant at street level and two self contained flats over with Flat I occupying the top two floors [second and third floors]. There are two proposals - firstly to extend the living space on the third floor rear by erecting a dormer and extending the existing terrace out to the rear wall and secondly to provide a terrace on the existing mansard roof. Both proposals will make the living accommodation much more pleasant - with more internal and more external amenity space without affecting any other property

Siting of the extension and terrace

The dormer extension has been designed within guidelines - set in from the party walls and back from the main rear wall. It will be set below the current roofline and in line with the chimney breasts on either side. The new terrace at that level will have railings set back from the rear wall. The upper terrace will be accessed by an internal staircase and a flat opening rooflight which will protrude about 300mm above the existing roof. Railings to match those on the terrace below will surround the terrace which will be located in the middle of the roof so that no sign of it will be visible from the street. There are no rear gardens to the terrace so there will be no overlooking issues

Planning History

There have been two applications related to this property for a mansard and for conversion into flats. A pre-application submission [2014/2902PRE] was made for the same two proposals. The advice was given that the proposal and second floor was acceptable but the one at third floor level was not. There was a previous approval for exactly the same type of terrace at third floor level at no 241 [2008/1299/P] so the top terrace has still been included in this application as this is regarded as a precedent

Materials

The dormer extension will have a lead fascia and the doors will be in hardwood. The railings to both terraces will be in traditional black painted metal with a simple balusters and handrail

Biodiversity

No existing trees will be affected by the development