Design and access statement

99a Regents Park Road, Creating a new floor to form a Studio flat within the loft space, forming a dormer to the rear roof slope and providing conservation style roof lights to the front roof slope

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1.0 Introduction

99a Regents Park Road consists of a 4 storey mid terrace building, the ground and first floor accommodated by the Primrose Hill Surgery and the second and third floor split into self-contained flats. A loft space is formed over the third floor and this would form our proposal to convert this portion of the building into a self contained studio flat.

The front of the property is situated within a main high street with its entrance opening directly onto Regents Park Road pedestrian highway.

The rear elevation access is enclosed and only accessible through Primrose Hill Surgery. From a view from the common hall second floor window, the terrace appears to be enclosed with a high perspective of dwellings formed as terraces at Regents Park Road and King Henry's Road.

The property is believed to be within the Primrose Hill conservation area.

Above: View of front elevation of 99 Regents Park Road

2.0 Proposal

The proposal is to convert the loft space to form a self contained Studio flat thus creating a fourth floor.

To achieve a suitable habitable space and head height it is proposed to form a dormer to the rear roof slope. The proposal would also include conservation style Velux rooflights to the front roof slope.

The make-up of the dormers appearance would reflect a slate clad finish with a timber sliding sash window and full height timber glazed doors with black wrought iron balustrade fixed in front.

The conservation Velux roof lights provided to the front roof slope would be a dark grey standard colour and fixed flush with the roof plane of the roof slope.

The materials proposed are:

- Vertical slate to dormer walls similar riven as to the existing roof slope
- Lead abutment flashings
- Conservation Velux windows in a dark grey metal exterior finish
- White gloss timber windows to the dormers
- (Existing windows and doors consist of PVC-u and timber)

2.0 Design

The addition of the dormers proposed show similarity to those found within the same road and surrounding area, the majority of designs to the rear roof slopes are of a variety of widths and appearances. Our aim is to achieve a suitably sized dormer and achieve characteristics of the existing building itself.

Above: View from the rear roof slope of 99 Regents Park Road showing the variation of roof extensions

Above: View to the front roof slope of 99 Regents Park Road showing the variation of roof lines with standard rooflights and small dormers facing the highway. Note to high level parapet wall to front elecation and actual terrace formed higher than surrounding properties

From viewing the front of the property from Regents Park Road and Berkley Road it proved difficult to see the roof line of the subject property. With the presence of the high level parapet wall to 99 Regents Park Road - this obscures any views of adaption's such as the roof lights proposed.

3.0 Amount

The proposed loft conversion does not increase the footprint area of the property. The addition of the roof slope will increase the useable floor area by approximately 32m2 however most of the loft conversion will still remain under a sloping roof.

4.0 Layout

The proposed subject studio flat has been designed with a new staircase following above the existing stairwell. The Studio flats layout is predominantly open plan and a shower/bathroom and lobby has been separated from the living area.

5.0 Appearance

The property consists of standard slate covered pitched roof with a high level parapet wall formed to the front elevation and standard eaves to the rear.

The front roof slope cannot be seen at low level from the highway due to its high level and parapet formed. This provides the roof light proposal with an advantage as this would not harm the appearance of the building and would not the street scene of Regents Park Road.

The existing rear elevation of the property consists of mainly facing brickwork and consists of a high facade. The main roof has a slate roof covering and this proves difficult to see at low level. Our proposal would allow slate coverings to the dormer walls, this would allow an even blend and prevent a intrusive appearance. The proposed dormer would be set back in the plane of the roof thus avoiding a tower appearance to the building whilst viewing from a low vantage point.

It is considered that the materials used to create the façade of the dormers present a well-balanced appearance to the elevations.

6.0 Scale

Calculation of proposed dormers to rear:

External measurement:

Rear dormer - 390mm away from rear wall

Rear dormer dimensions - 2261(h) x 6391(w) x 4160 x 0.5 = 30m3

7.0 Landscaping

The subject property does not benefit from any outdoor garden space.

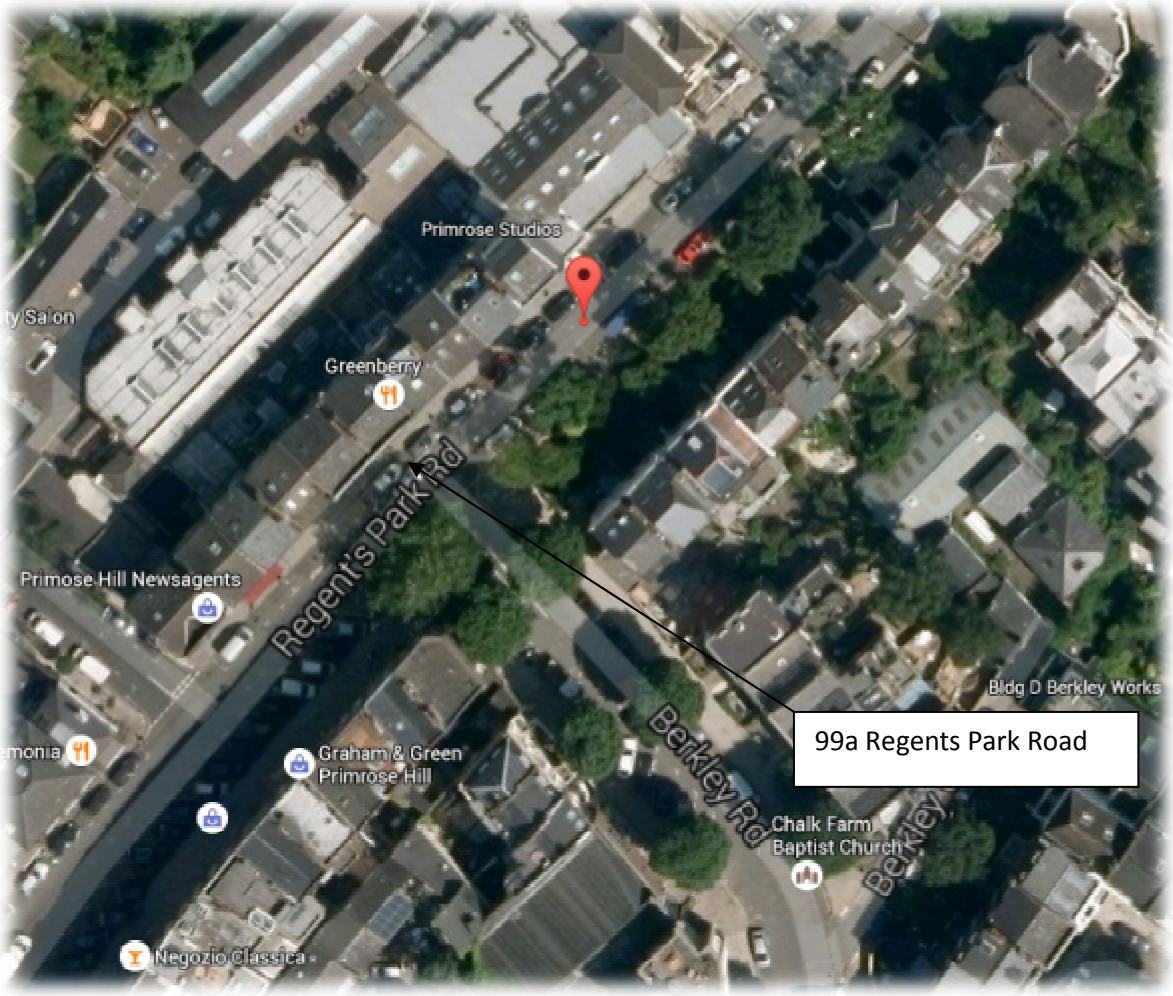
Access to and from the property is unaltered.

8.0 Energy efficiency

The current roof space does not currently provide any means of thermal insulation neither between the ceiling joists or roof slopes.

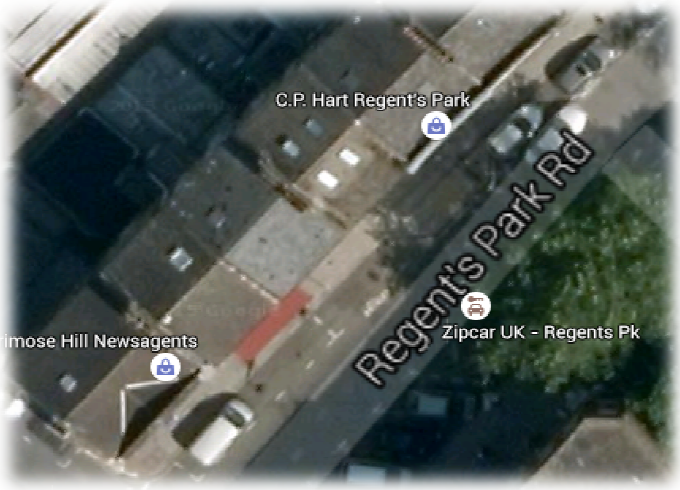
Our proposal would provide a high level of thermal insulation to the converted loft conversion. High grade insulation would be provided to all elements of the roof conversion and this would increase the energy efficiency of this portion of the building in line with current building regulation standards.

Sound proofing between the flats would be provided between the flat below and Studio flat, also an increase on sound/thermal insulation provided to the party walls.



Satellite image of Regents Park Road

Satellite image showing North east of the terrace block showing the presence of various roof extensions.



Satellite image showing South west of the terrace block showing the presence of various roof lights to the roof slopes

Satellite image showing opposite terrace block showing the presence of various roof lights and roof extensions to the roof slopes