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Planning Design & Access Statement

for

**Proposed Roof Extension
at
22 The Mount
Hampstead
London
NW3 6ST**

for

Ms D Dove

June 2015

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Introduction

We have been instructed to prepare and submit a planning design & access statement for the proposed roof extension at 22 The Mount Hampstead London NW3 6ST. Such will generate an extension to the first floor flat at this location and convert such to a duplex form.

The application is described in the following submitted information.

Application Drawings

745 100	Location Plan
745 101	Site Plan
745 102	Existing First Floor Plan
745 103	Existing Roof Plan
745 104	Existing West Elevation
745 105	Existing South Elevation
745 106	Existing East Elevation
745 107	Existing North Elevation
745 108	Existing Site Photographs
745 109	Proposed First Floor Plan
745 110	Proposed Second Floor Plan
745 111	Proposed Roof Plan
745 112	Proposed West Elevation
745 113	Proposed South Elevation
745 114	Proposed East Elevation
745 115	Proposed North Elevation

The Property

The property in question is a first floor flat with a gate access off The Mount leading to an external staircase rising to an entrance door at the first floor level within the flank elevation of the property.

The property sits directly above that of 91 Heath Street and a newly formed flat at 22 The Mount, ground floor level,

The existing first floor flat is set at a single floor level and enjoys aspects through four external elevations.

The flat sits beneath a flat roof set behind brickwork parapets and the property provides a pinnacle termination to the end of the building terrace at this part of The Mount.

The proposal is to provide an additional level of accommodation directly on top of the current one and link the two levels with the formation of an internal staircase.

Proposal

It is proposed that an additional level of accommodation is provided to the existing residential property in the form of a mansard roof extension.

The existing accommodation will receive moderate alterations to provide the following:

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Master Bedroom
En-suite Shower Room
Bedroom 2
Study or Bedroom 3
Bathroom
Stair Hall

The new mansard roof extension will provide the following:

Open Plan Living Room incorporating Dining Room
Kitchen
Utility
External Terrace

The new extension will have a gross internal footprint of approximately 35.8 m² and such will have access to an external terrace directly off the living space which has an area of 4.6 m².

The new upper level will therefore rise upward of the existing parapets by circa. 2.3 m. Such is the vertical lift to the surface of the new flat roof. It have windows set within dormer hoods on its elevations and such will be detailed to comply with the historical format of that set below. A single sky dome in the flat roof will also provide daylight entry into the centrally positioned staircase.

The new level will be formed so as to provide a floor to ceiling height of 2350mm and such will be set below a flat roof. The mansard elevations will be angled apart from the areas adjacent to the patio doors at the terrace location.

Access

The proposals are for the extension of the existing residential property and the access for the property will remain un-changed.

The existing access is via an external staircase and a secure gate leading on to The Mount.

The refuse storage location is set at the street level and in a secure storage location aside the existing access gate.

The proposal will have the effect that the property users will ascend a further staircase to reside in the reception and kitchen areas. In terms of bedroom access, such will be maintained at the first floor level.

Materials

The building form as existing is the formation of vertical brickwork walls topped off with parapet details concealing a concrete poured flat roof. The existing floor slabs of the building are also formed in concrete.

The windows are of a casement type and are in a mixture of UPVC and aluminium. There are also two formed in timber.

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On the flank elevation in the region of the entry staircase there is a feature window formed in aluminium and this window is to be removed and a smaller, shorter replacement is to be inserted. The room that this window location serves is now a bedroom and the extent of glazing needs to be reduced. At the high level where the glazing has been removed a matching facing brick will be used with bond and pointing to match existing. The new window frame will be formed in UPVC and the glazing will be opaque.

The new upper mansard roof will be conventionally formed from a timber construction and clad in a slate tiling detail at its cranked and vertical elevations.

All dressings at the dormers and verges will be formed in lead work and the windows inserted will be of a white UPVC format to match the existing condition.

All glazing will be doubled glazed and set in casement format so as to match the existing windows at the first floor level.

Aside the concealed gutters at the building perimeter all existing parapets dressings will be removed and new concrete coping stones will be placed to match the existing forms facing The Mount. The gutters will be lined with a black rubber membrane and hoppers will discharge the rainwater into the existing system by means of entry into existing externally positioned RWP's.

At the new flat formed roof level the deck will be covered in a black rubber membrane set to falls that allow the rainwater to discharge down the mansard facades and into the newly formed concealed gutters.

Trees & Planting

There are no trees, plants and foliage within the vicinity that can be affected by the works described.

Conclusion

The owner of the current flat is making an application to extend the existing first floor flat by the addition of a mansard roof extension.

Such will contain the newly located reception areas and the kitchen facilities. It will also have a moderate external terrace for amenity value.

The new space will receive daylight and external view by the provision of new casement type windows set beneath dormer hoods wet within the new mansard form.

The existing level of accommodation will be moderately altered to provide an increased level of bedrooms.

The works within the proposal have very minimal impact on the existing elevations with the only change on the current flank wall at the first floor level currently concealed from public view.

We believe that the proposal will improve the residential accommodation and provide a valued improvement to the dwelling in question.

We therefore ask that the planning department grant planning permission for this extension and improvement to the existing accommodation.

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