Design and access statement

Address: 2nd floor flat, 17 Lambolle Road, NW3

Proposed Changes

The proposal involves converting existing loft space into additional habitable rooms and the creation of a small terrace area within the footprint of the existing sitting room. The conversion of the roof space includes the addition of 2no dormers – one for head height over the new stairs, and the other to allow additional width in the new loft space and easterly light. It is proposed that there is the addition of 4no low profile Velux style skylights into the existing roof to provide additional light into the loft conversion and an extra skylight in the roof of the sitting room. An extra small circular window is proposed on the rear elevation.

Design

The flat is located at 2nd Floor level of a large Victorian house in the Belsize Park Conservation Area. The house is constructed out of London Stock Bricks and has a slated pitched roof with vernacular detail including dormer windows and turret style roof to the front of the property. There have been significant alterations to the property at lower ground and ground floor level in the form of sizable extensions at the rear.

The proposal is to convert the area under the pitched roof perpendicular to Lambolle Road to create an additional bedroom and bathroom. The proposed dormer above the stairs would be faced with slates to match the existing roof and the windows would be of painted timber construction, the general design and detailing to match the existing widows.

The dormer on the east elevation would be faced with slates to match the existing roof and have French door style windows in painted timber with a Juliette balcony allow the windows to be fully opened safely. The view from this window is above the roof line of the neighbouring property and as the space between buildings is quite narrow, privacy is not compromised.

To bring additional light into the main converted loft space it is proposed to install 4 no low profile Veluxes (3 on the hidden west roof slope) and a small circular window with Southerly views.

The flat at present has no access to an external space. The proposal involves the removal of the section of dormer roof in the sitting room. Within the old dormer space a small terrace would be created using the existing external wall as the balcony/parapet with a new stone coping and creating an enclosure with the addition of framed glass panels and doors. The roof is to remain unchanged except for the area of the former dormer. There is an example of this kind of terrace at no 9 Lancaster Drive.

One additional low profile Velux is proposed to be installed in the sitting room roof. There are similar Veluxes at no 15 Lambolle Road.

Layout

There are minor changes to the internal layout to allow for the additional staircase.