

Design and Development Objectives

The intention in undertaking this design proposal was to provide good quality design respecting the existing local built fabric. The architectural design will propose to minimise the impact of any alterations on the existing building and use good quality materials, that match the existing fabric where necessary

Various ecological objectives with regard to any proposals will be investigated including:

- All fittings and fixtures including within the building will be chosen to minimise energy consumption and water wastage. Such measures may include; 'A' rated fitted appliances, economical water usage sanitary fittings and high efficiency space and water heating systems.
- The possible use of recyclable and reclaimed materials.
- The use of sustainably managed natural materials and resources.
- The minimising of waste.

Proposed Development

There is no work proposed to the ground floor and basement levels of the application site.

The proposal is to add one additional residential unit, on a new third floor level, by erecting a mansard style roof extension. The aim is to achieve this while minimising the impact on the existing building fabric, both internally and externally, in a style that reflects and enhances the character of the existing building. The design concept involves placing the mansard behind the retained front and North West side parapets, which help mask the visual impact of the additional accommodation from the street.

The two existing first and second floor flats will be refurbished at the same time as the new build works, involving the replacement of existing modern fittings with current standard replacements. Existing original features will be

retained and enhanced by the introduction of new period reproduction elements including fireplaces and cornices where practicable.

The second floor flat will be altered internally, adjacent to its entrance door and kitchen, to form a new access stair from the head of the common stair up to the new flat. This new stair will be internal to the new flat and accordingly involves minimal adjustment to the common stairwell. The new stair reduces the size of the second floor flat entrance hall and the existing kitchen. New kitchen units will replace the existing modern units within the adjusted room envelope.

The new units mansard, with an independent floor structure, will be designed to minimise inter flat sound insulation issues, and comply with the requirements of the Building regulations.

All new mansard level internal partitions, and a limited amount of party wall between the existing second floor flat and the new flat entrance stair, will be metal stud, lined with plasterboard, to help reduce the loading on the existing fabric and allow for easy removal at a later date if required without undue damage to the retained structure and finishes. Internal partition alterations within the second floor flat will be timber stud lined with plasterboard, to match existing.

Development Amount

The new proposed flat is a self-contained 2-bed 4 Person residential unit with secure access from the existing common stair at the rear of the building. Due to the existing building footprint the flat and associated room sizes are relatively generous for mansard type accommodation. The overall flat area is 76.1sq.m, excluding the second floor entrance stair of 7.1sq.m. The combined living/dining/kitchen area is 29sq.m and the two bedrooms are 14 and 13.5sqm respectively.

Design Solution

Please see proposed planning drawings submitted with this application for detailed layouts.



Existing roof structure to be removed

The new mansard will be a steel frame construction, with the floor deck steels helping to tie the existing perimeter walls together. The introduction of this construction will obviously necessitate the removal of the existing roof structure and associated slate covering. This covering is not original, but it is not clear at present whether the supporting timbers are original or replacements when the roof covering was changed. Similarly any damage to the existing second floor ceiling lining will only affect modern plasterboard lining, as there is no evidence of any lathe and plaster finish or original cornice at this level.



Existing roof structure to be removed

The mansard is positioned to minimise the visual impact with a setback from the front and North West side parapets. These high parapets mask the new mansard. Openings in the mansard walls are limited to full height dormer style elements containing external timber glazed doors. The sides and roof of the door enclosures will be finished in lead, as will the shallow pitched mansard roof where the leadwork will reflect traditional lead roll detailing.

The mansard roof is also hipped with a similar shallow pitch on the North West side to reduce the visual impact of the extension from the higher long view of the building further North, up Haverstock Hill.

Natural slates will be used as the external finish to the mansard walls, again reflecting traditional materials. Conservation rooflights will be used where indicated on the rear roof slope.

Front and rear external terraces will be created to serve the new flat. The front terrace will be located in the space generated by the setback of the mansard from the front parapet wall. The rear terrace will be formed by extending the projecting rear wall up to form a new rear parapet using reclaimed bricks and mortar to match the existing.

The timber terrace deck will be formed in stained hardwood decking on a raised platform over an insulated flat roof covering below.

The front terrace will be at a level where the high existing front parapet masks the terrace use. The rear terrace will have an 1100mm high parapet and will be visually open to adjacent properties, although the principal affected buildings are over 25metres distant.

To facilitate the mansard roof the existing party wall will need to be built up in bricks and mortar to match the existing. The two party wall chimney stacks and pots will also need to be removed and rebuilt to match at a higher level. The increase in height is between generally 1000mm but increases

to 1400mm in the centre of the wall to align with the mansard pitched roof.

The proposed extension to the residential use will allow an investment in the building fabric which permits full maintenance and repair of the remaining building fabric, to be undertaken in a sympathetic manner in keeping with the existing building element styles. A separate dilapidation report and associated repair costs are included in the support information accompanying the application.



Structural repair required to first floor front head.

Any new external materials used to repair the building envelope will be of a high quality and in keeping; matching the existing. The materials will be sourced in terms of colour and texture relating them like for like to the existing building vernacular.

The internal layout of the new flat has been kept in line with modern developments and styles of living using a large kitchen, living and dining room as the centre of the dwelling.

The existing flats are also wherever possible existing features such as fireplaces and cornices will be retained undamaged, although overhauled to bring up to current decorative standards.

Access

The Access Statement has been undertaken with reference to the following guidance:

The Building Regulations 2004, Access to and use of buildings, Approved document Part M.

Planning and access for disabled people: A good guide.

The existing building location is very accessible to public transport. There will be separate stairs for the residential users. A dedicated off street refuse area will allow for a clean and tidy collection space. We will ensure the accommodation is Part M compliant where applicable. All new corridors and doors are designed at widths, which are suitable for wheelchair access.

The living space in the proposed new flats is designed to allow 1700 x 1400 mm turning ellipse for wheelchairs. All new walls within the footprint of individual flat will have stud partitions to facilitate future adaptations. Stud walls to sanitary accommodation in the new flat will have reinforcement between 300mm and 1500mm above floor level. Cloakrooms will be designed to part 'M' of the building regulations, allowing a minimum of 900x750mm in front of the WC.

Bathroom and bedroom ceilings will be capable of being made strong enough to support hoists. Living room glazing will be no higher than 800mm above floor level. Switches, sockets, controls, door bells and letter boxes will be set between 450mm and 1200mm above floor level.

Conclusion

The site allows for the opportunity to increase its residential density in an area well serviced by public transport and a sustainable social and physical infrastructure. The proposals intend to provide a high quality development that makes the optimum use of the building potential, allowing repair and upkeep of the existing building fabric through the provision of new residential accommodation.