



FLAT 2, 101 QUEEN'S CRESCENT

DESIGN AND ACCESS STATEMENT

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1.0 INTRODUCTION

1.1 This statement supports planning application for Flat A 101 Queens Crescent highlighted in aerial photo below.

1.2 This application follows a recent permission for a new roof extension 2015/3722/P. This proposal is essentially the same but for the additional of simple balustrades and terrace at roof level neither of which are apparent from Queens Crescent.

1.3 The revised proposal adds much needed amenity space at roof level as the flat does not have access to the garden.



Fig 1 . Aerial Plan

2.0 LOCATION AND CONTEXT,

2.1 The property is not a listed building and does not lie in a conservation area.

2.2 101 Queens Crescent lies towards the end of the block of 8 terraced houses on the north side of Queens Crescent. A series of similar sized blocks form the crescent shape, with each block defined by short cul de sacs running off the main street. No. 101 is the penultimate house in the block between Herbert Street to the north-east and St. Thomas' Gardens to the south-west (see fig. 1 below).

2.3 The buildings date from circa 1850 when the street was lined on both sides by grand houses. The houses on the south side have disappeared post-war and have been replaced by large council estates.

2.4 The street retains generous proportions with the properties on either side set back from street. The gentle curve of the crescent emphasises the regularity of the blocks of houses on the north west.

2.5 The terrace is of brick construction. Areas of stucco on the front facade give the front more importance and add some decoration. All houses have a stucco band across the top.

2.6 Many of the houses on the north side of the Crescent are or have been Council owned. As a result the properties have been kept on good repair but many of the details have been lost as part of ongoing maintenance carried out with cost in mind rather than sensitive refurbishment.

2.7 The 2 centre houses on the block have slate mansard roof extensions with wide bay dormer windows (107) and inset window (105). Many other houses along Queens Crescent have additional mansard storeys largely concealed by high parapets on the front elevations.

2.8 The corner house No. 99 is set proud of No. 101 and is slightly taller to define the corner. The end house has an entirely rendered facade matching the opposite end of terrace house.

2.9 The mid-row houses are all in London Stock Brick with a rendered band across the top.



Fig 2 . View from St Thomas' Gardens



Fig 3 . View looking north east along Queen's Crescent



Fig 4 . Block between Herbert Street and St Thomas' Gardens

2.0 LOCATION AND CONTEXT,

HOUSE

2.10 The application property is the upper maisonette of a mid-terrace town house on the north side of Queens Crescent to the west Malden Road. The house itself is subdivided in to two maisonettes with the lower flat at raised ground and basement levels and the upper flat (subject to this application) at first and second levels.

2.11 This house retains some of the original metal work which will be retained and refurbished as part of this work.

PRECEDENTS

2.12 Permission was granted for a similar roof extension at 107 Queens Crescent in July 2012 and also at No. 111 in November 2012 as well as the recent permission for this property No.101 which is identical in appearance from Queens Crescent. Both have high level terraces.

2.13 Many of the houses along Queens Crescent have roof additions with high level terraces both to the front and to the rear.

2.14 All flats facing Queens Crescent on the opposite side have balconies or large terraces overlooking the street.

Existing Terraces



Fig. 7 Aerial view from North

Roof level extensions at 105 and 107



Fig. 5 Roof extensions to Central pair of houses on Queens Crescent



Fig. 6 Existing high level terraces addressing Queens Crescent



Fig. 8 Rear of No. 101

3.0 PROPOSED WORK

SCALE

3.10 The proposed extension matches the apex of the mansard extension to No. 105 and 107 Queens Crescent on the front elevation. The scale of the proposal is the same as the previously approved proposal.

3.11 The rear elevation retains the existing rear parapet and also matches the height of the adjacent extension. The roof is set back behind the terrace to minimise the impact of the rear gardens

3.12 The tall front and rear parapets will hide most of the extension from the street and the additional storey will have very minimal impact on light to the street which is already very wide.

APPEARANCE

3.13 The adjacent roof extensions both have slate mansard roofs to the front and rear with large elements of glazing

3.14 The steep mansard roof is proposed in slate with zinc copings and zinc cladding to the dormer window. The flat roof is proposed in a single ply membrane with timber decking over.

3.15 The windows would be grey painted metal with modern detailing to distinguish the extension as modern and to respond to the adjacent roof extensions.

3.16 The flank walls and chimney stack are proposed to be raised in London Stock Brick to match existing and the existing pots raised to the new level.



Fig. 11 Existing front elevation



Fig. 12 Proposed front elevation



Fig. 13 Existing rear elevation



Fig. 14 Proposed rear elevation

3.0 PROPOSED WORK

3.17 The new balustrade is proposed as a simple stainless steel bar which will not be visible from Queens Crescent (See Fig. 15). Simple stainless steel supports will be set back behind the parapet to the rear to minimise impact. The proposed parapet will act as restraint from falling with a stainless steel wires above.

3.18 As part of the works, the existing front facade will be repaired. Existing render and windows will be repainted, stone work repaired and brick repointed where required.

3.19 Similar materials are proposed on the rear.

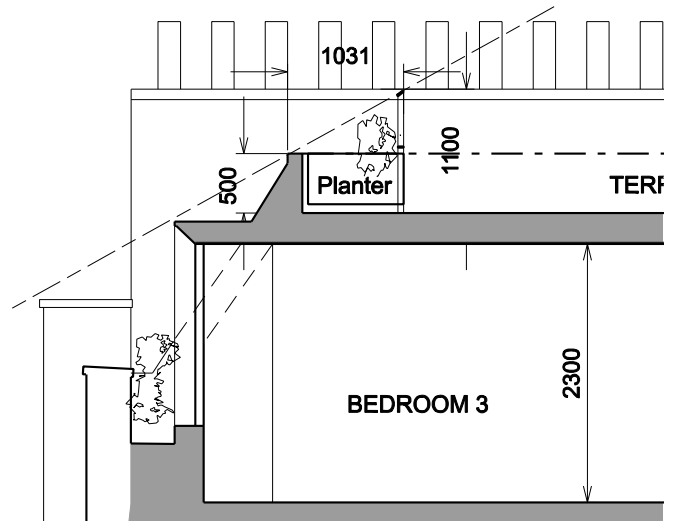


Fig. 15 Section through front parapet

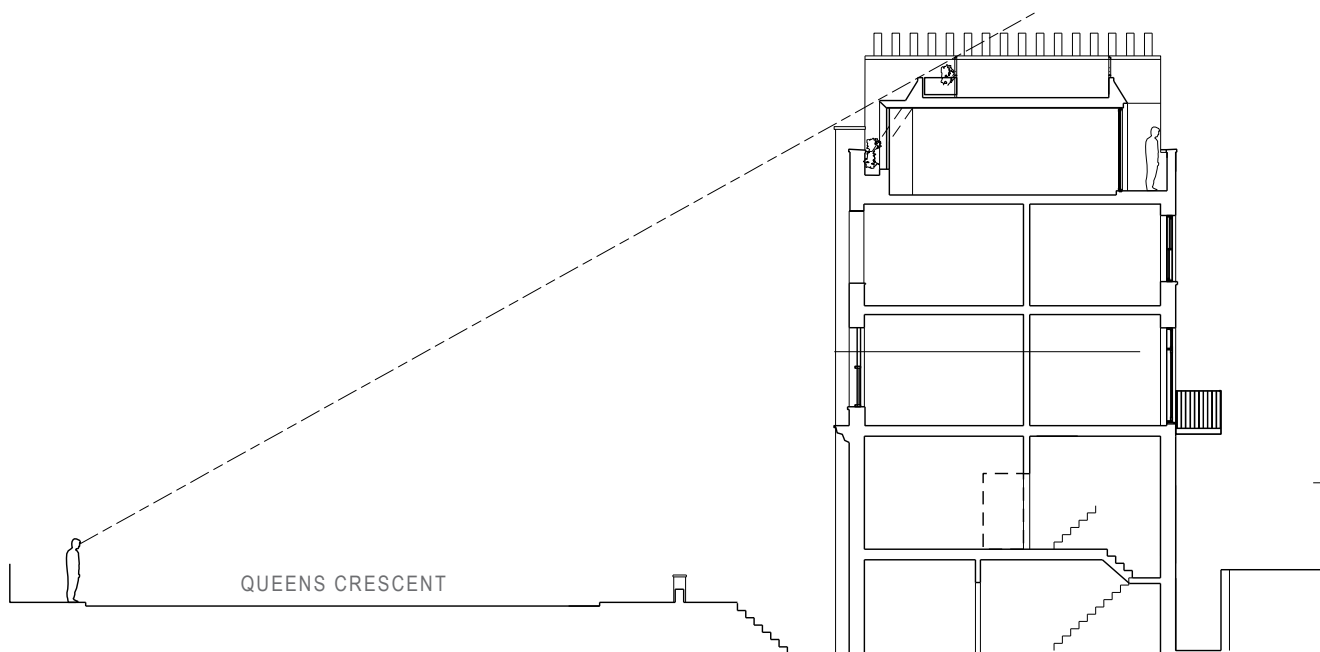


Fig. 17 Section showing new balustrade is not visible from Queens Crescent

4.0 SUSTAINABILITY

GENERAL

4.1 As part of the works it is intended to improve the efficiency of the house in number of simple moves set out below.

HEATING

4.2 The new roof extension will have much improved insulation to the roof structure and external walls to exceed current building regulations and reduce heat loss.

4.3 Well sealed junctions with the existing structure will minimise air leakage and hence the cost and energy required to heat the house.

4.4 The heating system will be reviewed as part of the works and new high efficiency boiler installed if required. New works will exceed current building control standards.

LIGHTING

4.5 Natural light is used in shower room and WC to minimise the need for artificial lighting in these rooms. Windows on both front and rear elevations give good daylight to the top floor room.

4.6 Double glazing to new build element to reduce heat loss and canopy to the sliding doors will reduce solar gain to the west on hot summer afternoons. Windows on either side of the room allow cross ventilation to reduce heat build up on very hot days.

4.7 Windows to existing building are original and will be retained as they form part of the historic fabric of the block. Windows will be overhauled and draft proofed.

WATER

4.8 Existing taps and new taps will be aerated and WCs will be dual flush to minimise water consumption.

BIODIVERSITY

4.9 The additional of the roof terrace will add to bio diversity at high level encouraging flora and fauna to thrive at roof level as well as the garden for the flat below.

5.0 SUMMARY

SUMMARY

5.1 The proposal is identical to the recently approved roof extension for this property from the front. The only difference in physical appearance is the additional of a slim stainless steel bar and posts 500mm above the roof line at the rear.

5.2 The principle of a roof terrace has been established by many of the houses along the Crescent and flats on the opposite side of the road. Amenity to neighbouring properties should not be detrimentally affected.

5.3 The addition of external amenity space would dramatically improve the standard of accommodation for this flat. It will enhance the usability of the building for the applicant and increase well-being for future generations without substantive adverse effects on its surroundings.