

DESIGN AND ACCESS STATEMENT JOB NO. 15/562 DOCUMENT NO. 562/701 12.09.2015
PROPOSED ROOF EXTENSION TO SECOND FLOOR REAR FLAT NO 6
6 REGENTS PARK ROAD, CAMDEN TOWN, LONDON. NW1 7TX

The intention of this proposal is to add another floor above the rear top floor flat creating a maisonette in place of the existing single floor studio flat. An internal staircase is added for access in between the floors and the new extension is housed inside a mansard style roof set back from the retained existing parapet wall at the rear.

Amount The proposed extension is 27.6M² gross and the existing flat has a gross area of 29.4M².

Layout The existing flat has a very simple layout as it is a studio flat with one room and a separate ensuite shower toilet. The entrance door is reached off a common landing shared with the other flat on the same floor. There is a single enclosed staircase providing access to and fire escape from the top floor lobby that serves the other flat on this second floor at the front. The new roof extension is reached by a new winder staircase and the toilet shower is moved up to the new top floor. The internal layout remains simple with a single open room on each floor. There are views out to the rear from both floors over the tall mature trees and we have proposed a tiny outside patio at roof level facing south hidden within the existing and proposed roofscape. The internal layout of the rest of the house/building is unaffected by the new extension.

Scale The new extension is single storey and restrained within a traditional mansard roof. The party wall chimney breasts have been raised on either side to retain the fireplace functions and to support the new roof. This is a traditional low key method of adding another floor to this type of terraced architecture. It is only as large as it needs to be and the top of the ridge tiles is 2.4 metres above the top of the existing rear parapet wall.

Landscaping The flat has no garden and therefore there is no landscaping involved.

Appearance The view of the front elevation of the house on the road from the south is not affected by the new roof extension as it is too far to the rear to be seen from ground level. The new roof is hidden from the east at ground level for the same reason. It can be seen by the residents of that use the roof terrace at number 10 on the west side but it is obscured by the newly raised rendered chimney breast wall party walls and the existing brick faced tank room. In the Conservation Area Appraisal Document it describes the appearance of the properties in the Regents Park Road South as follows '*Dominant features of villa properties include shallow hipped roofs, strong parapet lines, chimney stacks, porches, timber sliding sash windows, bay windows to the ground and first floors, decorative railings to window cills, timber panelled front doors and steps to the entrance.*' No part of the stuccoed front elevation is compromised in any way. The rear elevation can be seen from the ground level rear gardens and the residents of the flats opposite. We propose to keep the parapet wall at the same level and the extension uses a traditional slate clad and dormer windowed mansard roof to form the enclosure. Due to the shallowness of the pitch on the rear slope we propose to use a raised seam lead patinated zinc roof and use the same sheeting for the visible parts of the new wall facing south. The idea here is that the new sheeting merges with the other lead flashings and cappings to the other walls and gutters on the existing and remaining roof scape. The two new dormer windows are painted timber vertical sliding sash style windows to match the originals on the floors below. The width and position of these windows are also in line with the ones below. Lead cladding is used for the side cheeks and lead flashings are used for the abutments. The new raised chimney breast and party walls are rendered to match the existing and the existing cappings and chimney pots are re-used to retain the existing form and style of the present design.

Context and access appraisal The new extension does not alter the present context or access arrangements as we have only added an internal stair up from the existing flat. The flat is accessed using the single central common stair that leads out the front door to the outside pavement at ground level. Access to the roof has been improved as there is now a patio door access – although the existing hatch has been retained. It is also still possible to escape across the roof between properties over the lower parts of the party walls. Access in terms of transport remains the same along Regents Park Road and of course the distance to the Tube Train station has not altered.

Historical setting The flat is on the top second floor of a mid-terraced 19th century house in a classical style. It is within the Primrose Hill Conservation area although the house is NOT listed. This particular property at number 6 is one house up from the end of terrace property at number 4 and only one house away from a well known listed 1950s property at number 10. The terrace is dominated by this listed house and '*the contrast of red brick and concrete with the neighbouring stuccoed terraces is remarkable.*' No 10 is also a storey higher than the properties at 4, 6, and 8. Its front elevation has balconies and the rear elevation has concrete cladding. We have not used this development as any kind of precedent and have followed the historical style of the original house for the materials and form of this new extension at the rear on the roof.

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Disability Discrimination The house is not able to easily provide for disabled access due to its stepped entry and traditional central staircase without a lift. Only able bodied people can climb the stairs to reach or escape from this flat on its second floor position. The floor to floor heights are very tall aggravating the effort needed to access these flats.

End.