

CHASSAY+LAST Architects 7M/E1/JCh/110115

**PROPOSALS FOR ROOF EXTENSION AT
10 BERKLEY GROVE PRIMROSE HILL NW1 8XY**

DESIGN & ACCESS STATEMENT FOR
HOUSEHOLDER PLANNING APPLICATION WITH DEMOLITION IN A CONSERVATION AREA

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Proposals for Roof Extension 10 Berkley Grove, Primrose Hill NW1 8XY

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Design & Access Statement for

Householder Planning Application with Demolition in a Conservation Area

The Context & Existing Building

10 Berkley Grove is a 4-storey building with a roof extension and ground floor garage dating from the late-20th century. The building is located at the end of a row of mid 19th century houses, characterised by stucco ground floors on the north-east side of Berkley Road.

Although built in the early 1990's, the architectural style is sympathetic to the 19th century character of the adjacent buildings.

Entry into the property is located on Berkley Grove, which is a secluded drive where private houses nos 2 & 7 also reside. The rear gardens on Chalcot Square back onto Berkley Grove and access to several offices in Berkeley Works make use of the parking. An electricity board sub-station is located at the front of the property facing Berkley Road.

The property is within Sub Area 3 of the Primrose Hill Conservation Area. It is not a Listed Building. However, no10 is included among buildings noted for making a positive contribution to the character and appearance of Primrose Hill.

The Proposals

The existing roof extension is accessed via an external door at roof level. The extension accommodates a toilet and storage space, but is currently not fit for daily use due to the problematic access arrangements from the main building below. An external roof hatch leading down a compact spiral staircase into the main house is the only means of access onto the roof, which is both inconvenient and unsafe.

The proposals seek to improve access into the roof extension by enlarging the existing structure to accommodate suitable stair access into a more functional space for its occupants.

A complete summary of the proposals is detailed below –

Roof Level

- Rebuild and enlarge the rear roof extension with new side window, pyramid rooflight, and metal french doors
- Provision of inward angled metal railing to the parapet of the roof terrace
- Replacement of lantern rooflight over 3rd floor sitting room with flat trafficable rooflight

Front Elevation

- Replacement of 1st, 2nd and 3rd floor windows with painted timber, slimline double-glazed sash windows in a style more in keeping with the proportions of the adjacent properties on Berkley Road

Side Elevation

- Replacement of side windows to match existing
- Replacement of garage door with new 'industrial style' metal framed sectional garage door with obscured glass panels
- Replacement of entrance door with obscured glass metal framed door to match above

Design & Materiality

Roof Extension

10 Berkley Grove is a wedge shaped building, which narrows considerably toward the rear. As such the rear roof extension is at the most restricted end of the building in terms of shape, size and useable space. Lengthening the extension to allow for a staircase within the internal structure will vastly improve access and provide additional area for its occupants.

The enlargement of the roof extension will be kept to a minimum, allowing occupants to retain the use of the roof terrace. Provision for metal railings along the roof parapet will be angled inward to reduce visibility from street level, while adding required safety measures. A similar example of the proposed railings is found directly across the street at no 8 Berkley Road (see photos of No 8's roof terrace on page P4).

As the proposed space is limited, a skylight will be added to create a greater sense of volume and light. The french doors leading onto the roof terrace will have metal glazing bars set into metal frames, giving the doors a contemporary appearance.

In terms of materiality, the intention is to restore the existing cladding to match the stucco rustication on ground floor. As the current cladding is failing and at risk of causing injury, the proposed works will seek to rectify any weakness and deterioration of the structure and finishes.

Façade

The existing front façade windows are proportionally square. The upper section of the 3rd floor windows have leaded frames that further divide into smaller squares. To elongate the window proportion, we propose to remove the leaded frame for a simple, purer appearance.

On the lower windows, it is proposed to slim down the proportions of the window divisions by adding an extra equally spaced vertical glazing bar, in keeping with the rectangular window divisions of the adjacent mid-century properties to the left.

Entrance & Garage Door

A new metal framed retractable garage door is proposed, with obscured glass panels to allow natural light to filter into the windowless room. Aesthetically, the 'industrial' style doors combine a neutral palette of materials (steel and glass) that is both traditional and contemporary, within the older fabric of the building.

The entrance door is proposed to match the new garage door. Again the obscured glass panels will allow much needed light into the dark, windowless entrance hall.

Access

The proposed extension will be located on the top floor, which is accessed via a new staircase. The proposed changes to the top floor will improve the access arrangement to the top floor, which is currently very difficult to reach. Therefore, the proposals will not make worse the existing access arrangements.

Summary

The proposals seek to provide improved access and accommodation for the roof extension and terrace, which currently lacks sufficient space to accommodate a staircase directly from the main building.

The proposed works will also provide an opportunity to repair and replace the damaged stucco cladding on the existing roof extension.

The proposals have been designed to improve the appearance of the building by installing new sash windows to the front and side façades, which are more in keeping with the overall proportion and character of the surrounding buildings. Likewise, the old painted timber garage and entrance doors, will be updated with glass panelled, metal-framed doors to improve the appearance of the building and allow natural light into the rooms.

We consider the above proposals an enhancement to the existing condition and functionality of the building. The proposed extension will match the existing cladding and will be setback well away from Berkley Road, ensuring minimal impact on the character and appearance of the Conservation Area.

10 Berkley Grove



1. Front elevation view from Berkley Road

10 Berkley Grove



2. Front elevation view from Berkley Road

rear roof
extension

entrance door

garage door

rear roof
extension



3. Side view of 10 Berkley Grove



Berkley Grove

4. Rear view of 10 Berkley Grove



roof extension door

5. View of extension from roof terrace



roof hatch

6. View of roof hatch to main building



7. View of No 8 Berkley Road roof terrace railings taken from roof of 10 Berkley Grove



8. Street view of no 8 Berkley Road