

Design and access statement 95 Regents Park Road, the loft space, forming a dormer to the rear roof slope and providing conservation style roof lights to the front roof slope



95 REGENTS PARK ROAD LONDON NW1 8UT

1. INTRODUCTION:

This Design and Access Statement accompanies an application for 95 Regents Park Road, London, NW1 8UT. The proposal is as follows:

Conversion of loft with rear dormer and three Velux windows to the front.

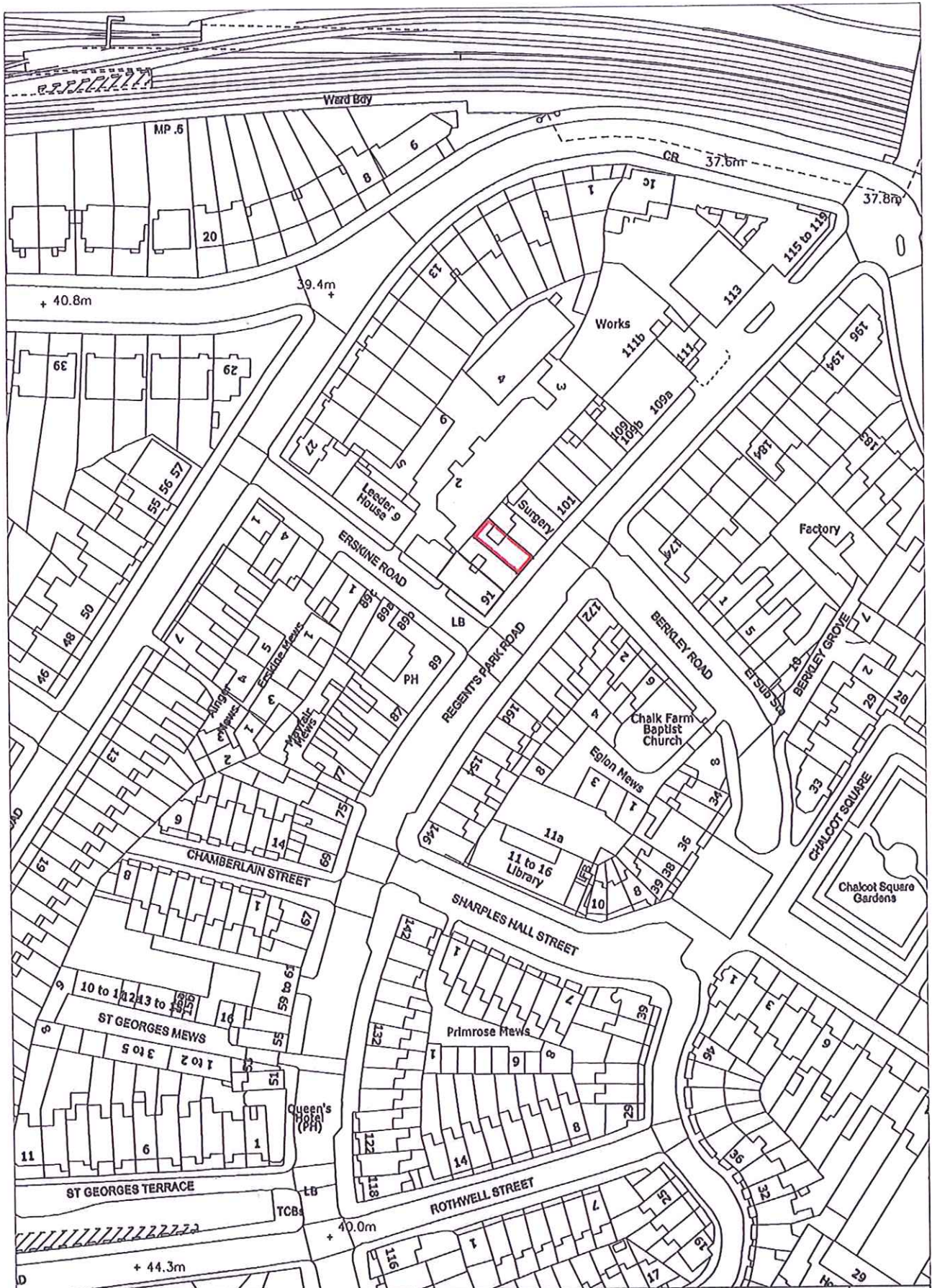
95 Regents Park Road consists of the Ground and Basement floors accommodated by Primrose Pharmacy, while the first, the second and the third floor are self contained flats. A loft space is formed over the third floor and this would form the proposal to convert this portion of the building from storage space to residential accommodation.

The front of the property is directly onto Regents Park Road pedestrian highway.

The rear elevation access is enclosed and only accessible through ground floor retail premises. The property is believed to be within the Primrose Hill conservation area.

2. EXISTING SITE CONTEXT:

The site is located in the London Borough of Camden. This is a mix residential and commercial area comprising mostly of terraced properties. The application site measures 93m². The application site is a mid-terrace property facing on to Regents Park Road.



	ADDRESS 95 REGENTS PARK ROAD, LONDON, NW1 8UT.		SCALE: 1:1250@M	 NORTH	
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3. PROPOSAL:

The application seeks permission for conversion of loft with a full width rear dormer and three Velux windows at the front. The conversion will provide additional residential accommodation. The size and design of the projecting rear dormer are in keeping with the current pattern of development and sympathetic to neighbouring properties.

The materials proposed are:

- Slates on dormer walls to match existing slates to the existing roof slope
- Lead abutment flashings
- Conservation Velux windows in a dark grey metal exterior finish
- White gloss timber windows to the dormers

4. DESIGN:

The addition of the proposed dormer is similar to those found in the surrounding area. The aim for this application is to build a dormer suitable for the existing building.

5. AMOUNT:

The proposed loft conversion does not increase the footprint area of the property. The addition of the roof slope will increase the useable floor area by approximately 32m². Front half of the loft conversion will still remain under a sloping roof.

6. LAYOUT:

The proposed conversion has been designed with a new staircase in the existing stairwell. The proposed layout is predominantly open plan. The bathroom and lobby has been separated from the living area.

7. APPEARANCE:

The property consists of standard slate covered pitched roof with standard eaves to the front and rear. The front roof slope cannot be seen at street level from the highway, due to the height of the building. This provides the roof light proposal with an advantage as this would not harm the appearance of the building and would not affect the street scene of Regents Park Road. The existing rear elevation of the property consists of mainly facing brickwork and consists of a high facade. The main roof has a slate roof covering and this proves difficult to see at low level. Our proposal would allow slate coverings to the dormer walls; this would allow an even blend and prevent an intrusive appearance. The proposed dormer would be set back in the plane of the roof by 500mm, thus avoiding a tower appearance to the building when viewing from a low vantage point. It is considered that the materials used to create the façade of the dormers present a well balanced appearance to the elevations.

8. SCALE:

Calculation of proposed dormers to rear-

Rear dormer External measurement:

500mm away from rear wall Rear dormer dimensions – 2.261m(h) x
5.600m(w) x 4.160m x 0.5 = 26.3m³

9. SUSTANABILITY:

The use of high quality and energy efficient materials and products is the overriding factor in the design of this development. The current roof space does not currently provide any means of thermal insulation neither between the ceiling joists or roof slopes. This proposal would provide a high level of thermal insulation to the converted loft conversion. High grade insulation would be provided to all elements of the roof conversion and this would increase the energy efficiency of this portion of the building in line with current building regulation standards. Sound and thermal insulation would be provided between the third and fourth floors and to the party walls.

10. SOCIAL CONTEXT:

The loft conversion will provide a much needed habitable space. The construction processes will enhance the longevity of the dwelling. The materials will improve the comfort and sustainability of the property and help reduce the carbon foot print.

11. ASSESSMENT AND EVALUATION:

The proposed development respects and enhances the character and appearance of the original building as well as the adjacent properties in terms of scale, massing and materials. It will blend well through use of appropriate materials and would add interest through its design features.

12. LANDSCAPING:

The subject property does not benefit from any outdoor garden space. Access to and from the property is unaltered