

CHASSAY+LAST Architects 14MS/E1/JCh/210316

**PROPOSALS FOR REAR EXTENSION AT
14 MANLEY STREET PRIMROSE HILL NW1 8LT**

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

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Proposals for Roof Extension 14 Manley Street, Primrose Hill NW1 8LT

March 2016

Design & Access Statement for

Full Planning Application with Demolition in a Conservation Area

The Context & Existing Building

14 Manley Street is a maisonette arranged over 3 levels within a modest 19th century terrace of railway cottages. The building is situated in a quiet, secluded street, south of Chalcot Road.

Although railway cottages once dominated the area, many were demolished in the 1970's to be replaced by Auden Place – an extensive 3-storey housing development across the road from the application site. The current architectural character of Manley street and the surrounding area is diverse; ranging from modest Victorian cottages to more contemporary insertions.

14 Manley Street is accessed via steps onto an elevated pavement where the raised ground floor entry into the property is located. The maisonette is a self-contained unit consisting of the raised ground, first and second floors. A separate basement garden flat is situated directly below.

The property is within Sub Area 2 of the Primrose Hill Conservation Area, but it is not a Listed Building. No.14 is included among buildings noted for making a positive contribution to the character and appearance of Primrose Hill.

The Proposals

14 Manley Street is a family home with a narrow rear extension that is mirrored with the neighbouring property at no.12 Manley Street.

The extension is arranged over 2 storeys. The lower level accommodates a separate garden flat, which has access to the rear courtyard, while the upper ground level belongs to 14 Manley Street and currently accommodates a kitchen.

The proposal seeks to improve the outdoor/garden amenity by partially flattening the lean to roof of the existing rear extension to accommodate a roof terrace and modest glass box conservatory.

A complete summary of the proposals is detailed below –

Rear Extension –roof level

- Rebuild lean to roof over existing rear extension to accommodate new roof terrace.
- Provision for vertical metal railings to guard the new terrace
- Provision for small rear glass enclosure with access onto new terrace
- Provision for 2no. new roof lights over kitchen area

Design & Materiality

Roof Extension

14 Manley Street is used as a family home by its owners. Currently, the only outdoor amenity is a balcony accessed from the top floor bedroom, which somewhat restricts its communal use for all family members.

The proposals include a new glass enclosure and roof terrace over the existing rear extension with access coming off the main staircase half-landing toward the rear of the building.

The rear window located next to the half-landing will be altered to provide entry into the new conservatory and terrace beyond.

The proposed contemporary glass box will accommodate a family breakfast room with plenty of daylight and views onto the new terrace. In terms of materiality, the sleek, minimal design of the new glass enclosure will contrast against the 19th century building fabric as a distinctly modern, but subservient addition.

The roof terrace will be used for gardening and when the weather permits as an occasional outdoor extension of the owners breakfast room.

The proposal is designed to minimise the impact on neighbours by inseting the terrace from the side and back garden boundary. The sloping slate roof will be partially reinstated along the side of the existing rear extension. The rear conservatory will be modest in scale to accommodate a small table with chairs, while its translucent quality will minimise its overall presence. Provision for vertical metal railings along the perimeter of the new terrace will be set back from the rebuilt sloping slate roof and rear garden wall.

Access

The current arrangements of the existing building make it difficult to provide sufficient outdoor amenity on the raised ground floor. Therefore, the proposed glass enclosure and terrace will be located above the existing rear extension, which is accessed via the main staircase. However, the proposals will not make worse the existing access arrangements into the building itself.

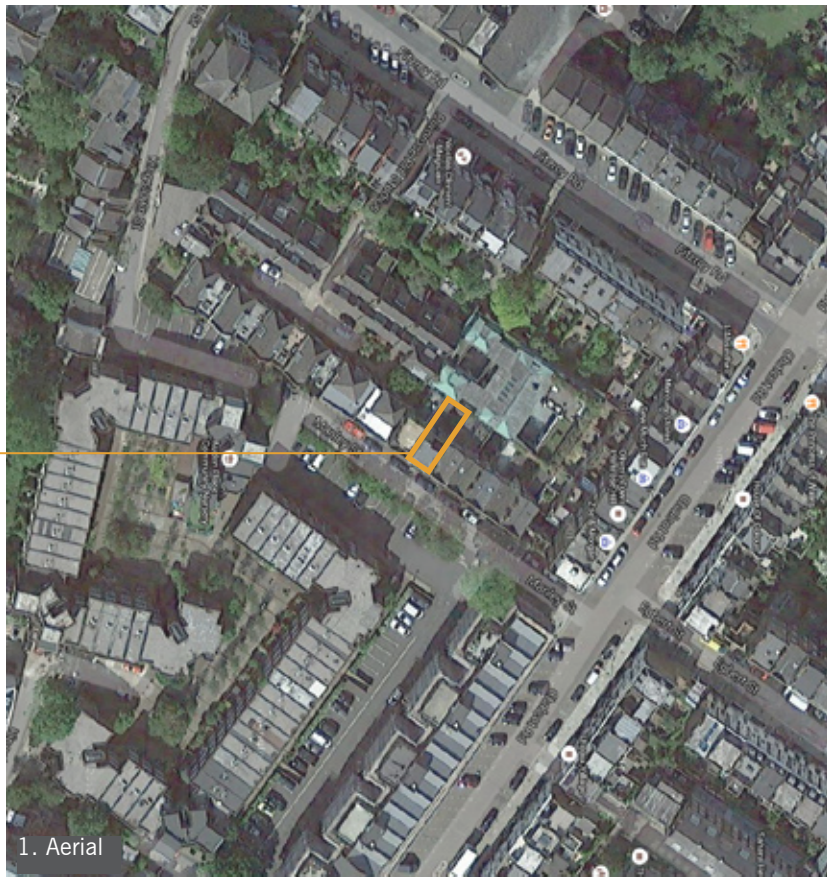
Summary

The proposals seek to improve outdoor amenity, which is currently lacking for the family home within a raised ground floor maisonette.

The proposals have been designed to retain/rebuild as much of the slate roof over the existing rear extension, while providing a new roof terrace for its owners.

The appearance of the new glass enclosure will be minimal when set against the brickwork of the main building ensuring minimal impact on the neighbours and overall character and appearance of the Conservation Area, while providing much needed enhancement of the outdoor amenity for this family home.

14 Manley Street



1. Aerial

Auden Place



2. Back of Manley Street - Birds-eye View

no.14



3. Front facade of 14 Manley Street



4. Street view of Manley Street looking toward Chalcot Road



5. Front of Manley Street - Birds-eye View

no.14

no.12

no.14



6. Rear elevaiton of 14 Manley Streecy

no.14
rear extension



7. Rear elevaiton of 14 Manley Streecy

no.14
rear extension



8. 14 Manley Street Rear extension

no.12
rear extension



9. Looking toward rear garden wall

no.14
rear extension