

Design & Access Statement
5 Rosemary Court
Fortune Green Rd
West Hampstead
NW6 1UA
April 2016

Introduction

The Design and Access statement (DAS) is submitted in respect of the proposed planning application for 5 Rosemary court, Fortune Green Road, West Hampstead, NW6 1UA. This property is located within the West Hampstead Area and is within the West End Green conservation area.

Overview

The proposed planning application is for the conversion of the loft space with 6 roof lights and extension of the existing external soil and vent pipe.

Site & Surroundings

Rosemary court is located on the corner of two roads, Fortune Green Road and Lyncroft Gardens. It is a corner site that faces East, South East. The site comprises of residential mansion blocks on both sides of Fortune Green Road and Lyncroft Gardens with the exception of Emmanuel Church on the East side of Lyncroft Gardens. The site is located 150m from Fortune Green, a public park to the West, less than 100m to the local primary school (Emmanuel) and approximately 10 minute walk to the nearest underground and rail stations at West Hampstead.

Rosemary court was constructed in approximately 1940's. It contains 6 x 3 bedroom apartments with 2 apartments per floor. The units are mirrored on either side of a party wall running down the centre of the building. The building narrows slightly on the Lyncroft Garden road side to accommodate the angle of the road.

All apartments in Rosemary Court have had major refurbishment and upgrades internally excluding number 5 which remains unchanged since its original construction. This document serves as the proposed application for improvement and upgrade.

Development of the Design

Design Proposal

1. Development of the loft space with 6 roof lights to integrate usable space into the loft therefore increasing the number of bedrooms in the property from 3 to 4 with 1 additional bathroom.
2. Extension of the existing external soil and vent pipe on the North Eastern elevation (Lyncroft Gardens), to allow relocation of the kitchen and an additional bathroom to the front of the property.

Planning History

In 2005 Holly Mansions was granted planning permission (2005/0879/P) for the conversion of the loft space to create 2 x self-contained flats incorporating the inclusion of roof lights to the front, rear and side elevations. This building is very similar in shape and size to Rosemary Court.

This application is of similar nature, however it does not request to add two new self-contained units but only to improve a single residence. This proposal seeks to increase the size of the liveable space. These improvements will enable family occupation of the dwelling.

Local Context on Design

The local areas surrounding Fortune Green Road, Lyncroft Gardens and West End Lane are mainly mansion blocks and 3 story buildings. The buildings vary in size, shape and character. The houses in the area have had a number of loft conversions with roof terrace additions. The use of flat mansard roofs, dormer additions and varying roof slopes have led to a wide variety of buildings in the area.

Figure 1, 43 Lyncroft Gardens depicts the use of flat mansard roofs on the main elevation of the building.



Figure 2, 13-41 Lyncroft Gardens depicts terrace houses with dormer extensions to the main elevation.



Figure 3, 1 Fortune Green Road depicts the use of external SVP on the main elevation of the building.



Figure 4, 304 West End Lane depicts a loft conversion with external SVP pipes and dormer extension to road frontage.



Figure 5 shows dormer extension on 351 West End Lane



Figure 6 shows the Velux roof lights installed at Holly Mansions next door to 5 Rosemary court. The quantity proposed at 5 Rosemary court to the main road frontage will only be 1 compared to the 7 at Holly Mansions



Existing and Proposed Use

The existing apartment comprises of 3 bedrooms a small kitchen and single bathroom. The kitchen and bathroom are located at the rear end of the property and the communal living space is located at the front. Currently 5 of the 6 flats are rented accommodation to young professional.

The proximate to local schools encourages family occupancy of the residence however the current facilities and layout do not lend the apartment to more modern family living. The proposal intend to allow for family accommodation by increasing the kitchen size and provide additional bathrooms. Therefore proposed improvements to 5 Rosemary Court will facilitate open-plan family living.

Appearance & Proposed Materials

The proposed loft conversion will be sympathetic to the surrounding environment with the use of existing building materials such as natural slate roof tiles and red brick in keeping the traditional look of the surrounding area. All existing features of the the building will also be maintained. Any new building materials for the roof terrace would be sympathetic and in keeping with existing terraces in the local area.

Specific features:

1. Development of the Loft Space:

The liveable space within the loft will be contained within the existing roof lines. Natural light will be provided by the incorporation of 8 roof velux windows in the South East and North East facing roofs (front rear and side elevations) that would not protrude more than 100mm from the existing roof slope.

3. Extension of the existing external Soil & Vent Pipe:

A soil and vent pipe on the Eastern elevation of Rosemary Court already exists. This proposal is to extend the pipe transversely to link into existing services.

Amount/Scale

The proposed extension will not change the shape, height or size of the building from any of the street views.

The use of the loft space and roof terrace will increase the size of the current residence by 58.3m².

Layout

The loft conversion will create 2 bedrooms and a bathroom at this level and compensate for the loss of one bedroom on the lower level so that a family sized kitchen/dining space and bathroom can be incorporated into the apartment. Dual access to the flat will be maintained. Access to the roof terrace will be via the internal stairs and doorway at loft level.

Landscaping & the Environment (Sustainability)

There will be no shading issues within this proposed loft conversion as the existing roof pitches and lines will not be altered or changed. Overlooking of neighbouring buildings is not applicable as the Velux roof lights will be installed on the existing pitch of the roof. Due to the buildings orientation no neighbouring properties are currently overlooked.

Access

Access to the apartment will not change from current arrangements. Currently access to the property is from the communal front door accessed from Fortune Green Road and via the rear door in a communal courtyard accessed via Lyncroft Gardens. Both communal doorways lead to shared stairwells to service all three floors of the apartment block. 5 Rosemary Court therefore has two entry/exit points one at the front of the building and one at the rear of the building. The loft extension will be accessed via two internal staircases within the apartment.

Parking in the area is available to residents through permit controlled Camden Council parking on the surrounding roads.

Services

The existing services will be maintained with the current installation remaining.

Special Historic and Architectural Interest

None. Rosemary Court does not have any listed building limitations.

Existing Site Photographs

Figures 7, Eastern aspect of 5 Rosemary Court. No changes in the roof pitches will have no impact on the appearance of the building.



Figures 10, North Eastern elevation from street level. Velux roof lights would not be seen from the street with the current roof pitch



Figure 9 South Eastern elevation of 5 Rosemary Court

