

SSA

1097. MARESFIELD GARDENS
LONDON MAY 2016

DESIGN AND ACCESS
STATEMENT





49 Maresfield Gardens sits within Camden's 'Fitzjohns/Netherhall' conservation area. The area was predominantly built over a period of ten years, from the late 1870s to 1880s, and the large scale individual houses are noted for their varied roofscapes and separation to the boundaries. Nos 43-49 Maresfield Gardens are 1880s houses, built with front walls of overburnt brick and double entrances originally for carriages.

49 Maresfield Road has been converted into flats and has had a variety of extensions and alterations over the years. Flat 5 is the top flat and has a variety of different dormer extensions.

The most recent planning applications for physical building works, rather than change of use, or tree works, are as follows:

27th September 2005; 2005/3193/P - Replacement of fenestration and wooden slats on existing entrance vestibule with new leaded light windows. (Flat 4)

18th February 2005; 2005/0497/P - Erection of a single storey extension on existing flat roof of the ground and first floor extension and the creation of a roof terrace. (Flat 4)

31st October 1997 ; PW9702202R2 - Construction of mansard extension over the existing flat roof at second floor level.

There are a variety of earlier applications, relating to small extensions and alterations to the building. There are no applications on the council's website, referring to Flat 5 specifically.



Front view showing dormer windows to coach house.



Modern extension at second floor level with roof terrace.



The proposals seek to add 2 no. rooflights into the roof space to allow use of the attic as an additional bedroom.

The window to the side elevation is proposed to be located with the lowest point at 1700 + FFL, and with translucent glass, to avoid over looking.

The window to the rear elevation is centred on the dormer below and due to the height and rear elevation location, it would not affect the character of the conservation area.

Both rooflights would be conservation style with low profiles, to limit their visual impact.