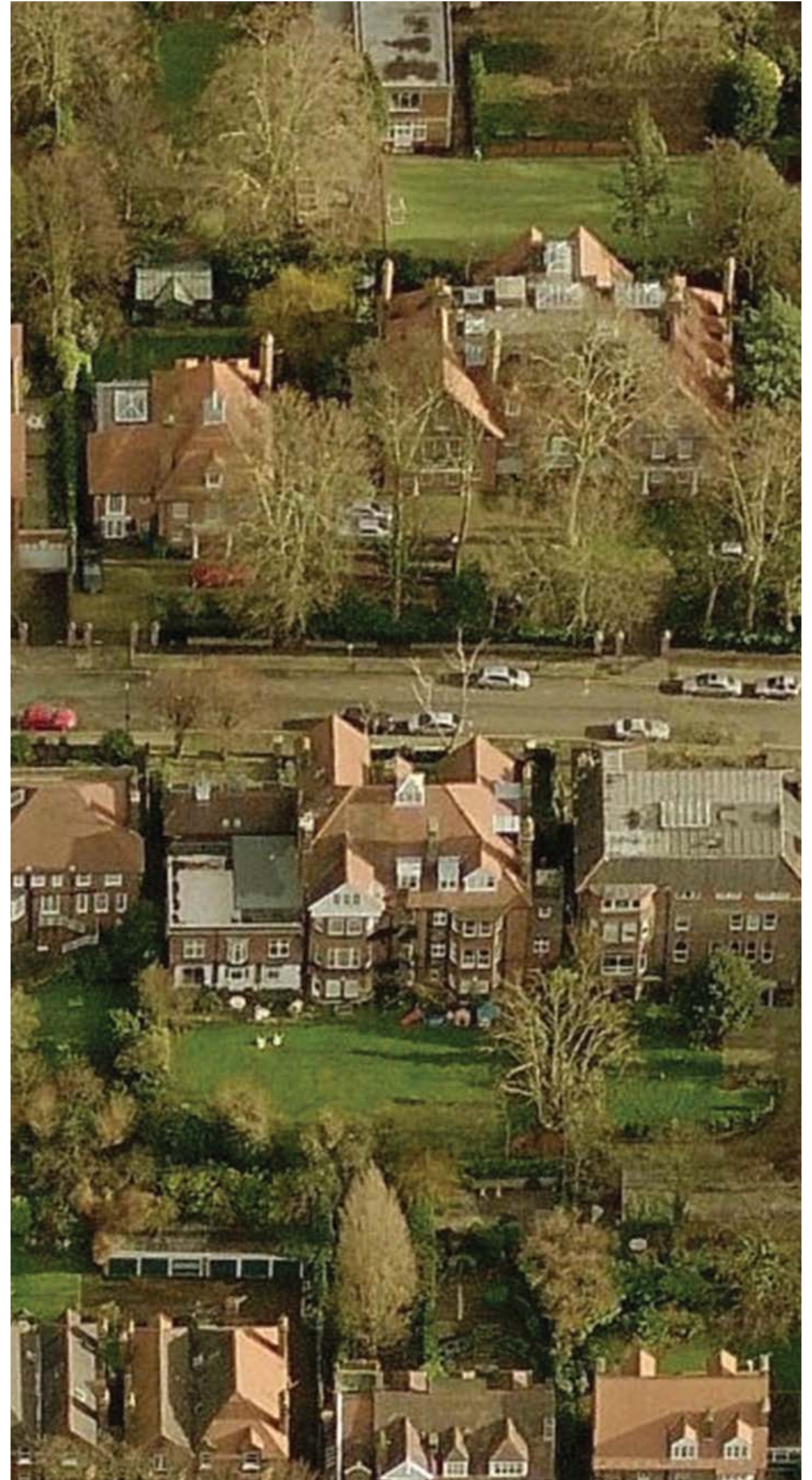


SSA

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.

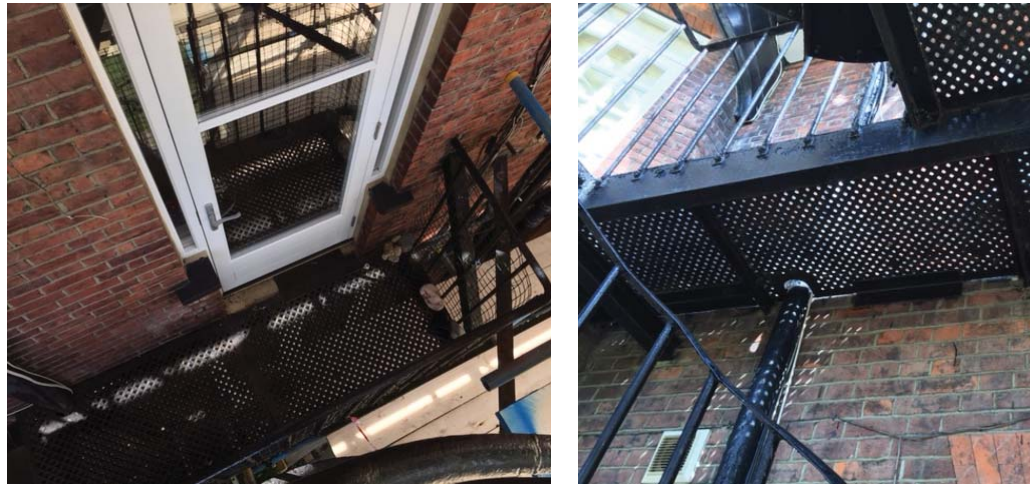
There are a variety of earlier applications, relating to small extensions and alterations to the building. There are no applications on the council's website, referring to Flat 5 specifically.



Front view showing dormer windows to coach house.



Modern extension at second floor level with roof terrace.



Views of the existing balconies that allow access to the fire escape stair to the lower flats.

The proposals seek to create new access to the fire escape stair, and add a small terrace to the rear elevation.

A small black painted metal connection is proposed to be introduced in order to improve the access from the bedroom to the fire escape stair, which is currently only accessible via a sash window. The dormer would be slightly raised in order to line through with the adjacent dormer. The sill would be dropped to allow the introduction of a set of french doors to achieve the level access, and the dormer brought forward to allow the connection to be located in line with the wall below. The proposed connection replicates those of the flats below and would match them in design.

The terrace would make use of the existing flat roof to the bay window below. It is proposed to raise the walls in brick to match the existing to form brick parapets, and then to add black painted railings above. The existing dormer window would be extended outwards, but with the same design as the existing.

The existing dormer window above the left hand bay window, as one is looking towards the rear elevation, is dominant in the elevation, and the proposals do not alter this.

There are many examples of roof terraces along the rear elevations of Maresfield Gardens.

