

Upper Flat, 38 Montpelier Grove: design statement

The upper flat is part of a house that is not listed and is not part of a Conservation Area, in an area described as 'a locality of varying roof terraces'. There is a diverse range of dormer treatments at both front and rear elevations.

The proposal is to provide an enlarged existing dormer window to the street elevation using the existing scale, form and detail of the original / existing dormer window, and in alignment with the second floor windows.

To the rear garden elevation it is proposed to add a dormer window with small inset balcony. There are a number of roof terraces visible at numbers 13, 18, 19 and 20 Montpelier Grove, and elsewhere in the surrounding area.

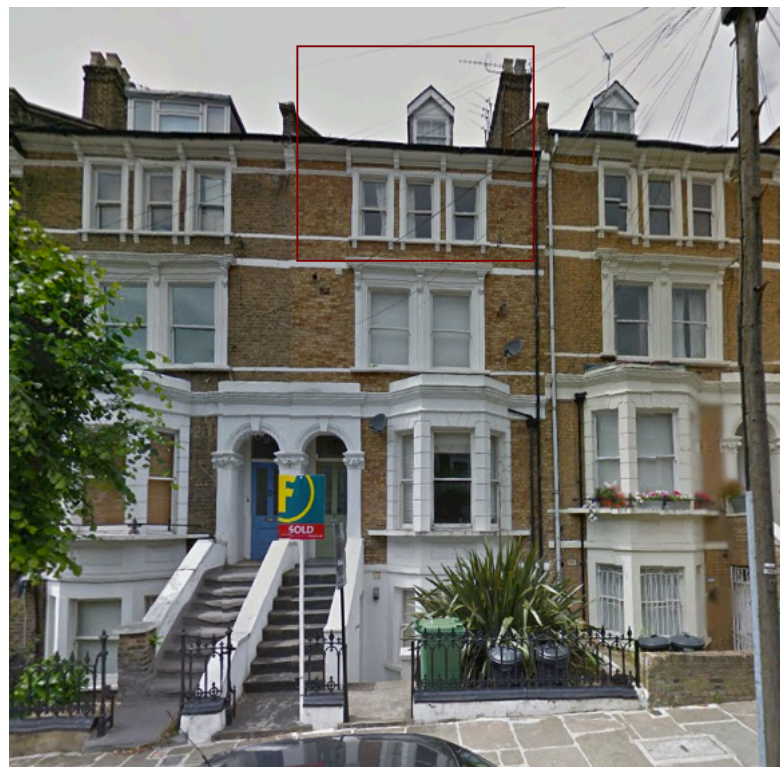


Fig. 1 Site

37 Montpelier Grove

38 Montpelier Grove

Context

The majority of large-scale dormer additions to the front elevations of Montpelier Grove are modern in appearance, with flat rooves and a variety of casement windows. A number of original pitched single window dormers, as on Number 38 are present. It is proposed to retain the scale and detail of the original pitched dormer and add two additional windows and matching pitched roof coverings. This 'triple' dormer will line through with the 'triple' windows on the second floor.

The 'triple' dormer solution is respectful of the consistency of the street elevations and the rhythm of the façade with the distinctive 'double' window on the first floor and 'triple' window on the second floor. Slate and lead are the proposed roof coverings, with painted sash windows and barge boards.



Montpelier Grove opposite 38



40 - 43 Montpelier Grove

Fig. 2, 3 Variety of Dormer treatments

Planning History

In 2004 three granted applications formalized the conversion of number 38 into four separate dwellings, and granted a two-storey rear extension with stair access to the garden. There are no further searchable applications relating to the upper flat. The quality of the internal division of space is poor, with finishes and services beyond their lifespan.

Access

The upper flat is accessed via the existing and original winding stair. As this access is unsuitable for all but fully ambulant persons, the work proposed to the property does not include universal access provision.

Landscape

The upper flat has no share of the front or rear gardens. The inset terrace will provide amenity space and the opportunity for plants to be cared for.

Summary

The existing roof inhabitation has a 'one window' dormer to the front elevation, a single small roof light to the rear. This ventilation and daylight provision is sub-standard and there is no evident provision of insulation to the roof. Enlarging the front dormer in a manner which respects the existing language of the house, and adding a rear dormer that provides small but valuable amenity space in a manner that is common to the immediate area seeks to improve the quality of the dwelling, whilst fitting in with the surroundings. An additional small rooflight illuminates the otherwise un-daylit stair

The following drawings are included in the application:

Existing

MG 00 Location Plan 1:1250
MG 01 Floor plans existing 1:50
MG 02 Front elevation existing 1:50
MG 03 Rear elevation existing 1:50
MG 04 Section existing 1:50

Proposed

MG 1 Floor plans proposed 1:50
MG 2 Front elevation proposed 1:50
MG 3 Rear elevation proposed 1:50
MG 4 Section proposed 1:50