

1 Introduction & Proposal

The proposal is to replace the existing rear dormer window with new dormer with double glazed windows and better insulated roof and cheeks.

The existing window has very odd proportions, was made very poorly and has only one small opening sash, and functions very badly. The proposed dormer will be better in all respects.

The environmental quality within the top floor of the maisonette, which overheats very easily will be improved considerably. The two opening casements will allow the kitchen/living and dining area to be properly cross ventilated. The double glazed windows will be more effective at limiting heat gain and heat loss. Additional insulation will be placed in the dormer roof

The new dormer will be constructed using high quality materials chosen specifically to harmonise in colour with neighbouring dormers.



Photo of existing rear elevation and dormer

2 Site Context

Flat 3 is the maisonette on the top two floors (second and third) of No 28 Mansfield Road.

Lying on the boundary of the Mansfield Road Conservation Area, No 28 is part of a terrace of large, three storey houses on the north side of Mansfield Road. The property was converted into two flats and a maisonette in 1995.

The Mansfield Road Conservation Area is a residential area; the large three storey houses now generally converted into smaller flats and maisonettes. They were originally built between 1879 and 1892 giving a very homogenous urban character to the streets within the area.

Internally the rear gardens provide a verdant island oasis; overlooked by many balconies and roof terraces as the conversions have taken the advantage of the original large rear extensions. The current medley of windows, roof terraces, dormers and balconies to the rear all reflect this more recent transformation.



View of the internal garden oasis and roof scape

3 Planning History

Application Number	Site Address	Development Description	Status	Date Registered	Decision
2006/4274/P	Flat 3 28 Mansfield Road London NW3 2HP	Installation of two conservation rooflights to front elevation of flat (Class C3).	FINAL DECISION	20-09-2006	Granted
2006/3008/P	Flat 3 28 Mansfield Road London NW3 2HP	Installation of a dormer window to front elevation of flat (Class C3).	APPEAL DECIDED	05-07-2006	Refused
9501182	28 Mansfield Road NW3	Approval of details of rear conservatory railings and dormer pursuant to additional condition 02 of planning permission dated 21st April 1995 (Reg.no.PL/9401875/R2), as shown on one unnumbered drawing.	FINAL DECISION	30-06-1995	Grant Appr.of Details/Res.Matters (Plan)
9401875	28 Mansfield Road NW3	alterations and works of conversion to form 3 self-contained flats including a first floor rear conservatory second floor rear terrace an external rear staircase and the enlargement of an existing rear dormer as shown on drawing nos. RPD/432/1(a) 2(b) 3 and 2 unnumbered revised on 01.03.95 and 29.03.95.	FINAL DECISION	05-12-1994	Grant Full or Outline Perm. with Condit.

4 Design Approach

The new dormer will follow the general pattern for dormers in this area and will be a high quality feature. The proposed dormer will be increased (on one side only) by 0.5m in length to align with the existing wall to the staircase internally and by approximately 100mm in height in order to increase the roof insulation without reducing the existing ceiling height. The gap from the eastern party wall to the dormer cheek will remain as existing, to maintain a true 'dormer' window appearance.

The dormer will be constructed using dark grey metal cladding for the cheeks with charcoal grey single ply waterproof membrane roof together with bespoke, high performance, double glazed, timber windows. The window configuration will be one fixed light and two opening casements. The proportions have been carefully chosen for both elegance and technical performance. The design will also permit easy and safe cleaning of the glass. Externally the design of the dormer will compliment the adjacent properties and enhance the roofscape to this section of the terrace as proposed by the Mansfield Road Conservation Area Appraisal and Strategy document.

5 Access

The access arrangements for the property are unchanged by this proposal.