

13/09/2016

Design and Access Statement for a New Loft Terrace at:

36C Patshull Road, London, NW5 2JY

Background

This application has been submitted in order to extend the existing planning permission in place for the above mentioned property. It currently has permission for the modification to dormer to create the terrace (Application reference:2013/4118/P) granted 17/09/2013. Below is the design and access statement as issued for the original application which gained permission.

Context

The property is located centrally on the southern side of Patshull Road which is a tree lined street predominantly made up of 3 storey semi-detached villas and terraces. The area was constructed in the 1860's when the area was developed by the 5th Earl of Dartmouth with the intention of creating prestigious residences. The area is now located within the Bartholomew Estate Conservation area of Kentish Town. (See Figure 1.)



Figure 1. No. 36 Patshull Rd

No. 36C Patshull Rd is a 2 bedroom flat and is located within a four storey property on the second floor and incorporating the loft. The proposal is for a new terrace to the loft room which will provide much required amenity space for the property which at the moment has no communal rights of access to the rear garden.

The terrace will be formed by relocating the front face of the current dormer further back into the bedroom while also utilising part of the roof void in order to create a completely concealed terrace to the front of the dormer window which will be replaced with traditional white painted timber French Doors and side windows. The roof line will form the balustrade at the edges as the slate roof will continue diagonally above the eaves and form the height of the balustrade while also providing a visual veil to the terrace. The design will follow the criteria as set out in the pre-application advice given by Mr Neil Quinn Ref: 850778.

The new works for this simple design will be constructed with the use of traditional materials, painted timber to the doors and windows, lead cladding to the dormer cheeks and roof, the new terrace will be paved in lightweight paviors on spacers above a felted roof. The design will be contextually sympathetic and blend in with the traditional aesthetic in line with the Conservation Area Criteria. (See Figure 2.)



Figure 2. View from Patshull Place

There is a similar terrace located at No. 40 Patshull Road which is evident from Patshull Place and is demonstrated above and below in context with the roof in question at No. 36C. (See Figure 3.)



Figure 3. Loft Terrace at 40 Patshull Road

To the rear of the property at 36 Patshull Road there are several patios and elevated terraces which are opposite each other resulting in mutual overlooking. Therefore we consider our proposal to be in line with the contextual precedents and seek approval for the proposal.

Nick Panayiotou RIBA ARB