
Design and Access Statement;

16 Manley Street, London NW1 8LT

28 July 2016

Site/Location

16 Manley Street is a 3 storey single family house. It is within the Primrose Hill conservation area.

Current application:

There is an existing roof terrace on the main roof, see planning application 2012/2167/P. The current proposal is to alter the access to this main roof terrace and install a roof access lobby not visible from the street. A previous owner has completed the roof terrace but they did not build the access. Please refer to the aerial view photo.

All works relating to the rear parapet wall on Number 16 were undertaken by a previous owner and no further information is available in this regard.

Design statement:

The proposal is designed with Camden's design guidelines in mind and we want to ensure that the new designs will be in keeping with the existing property and with other properties in the area.

The houses on Manley Street were purpose built for railway workers in the 1860s. Many of the original features of 16 Manley Street have already been significantly altered.

16 Manley Street is situated at the end of the Manley Street terrace. Its neighbour at 14 Manley Street has a Mansard roof extension and consequently Number 16 does not form part of the terrace which has retained original v-shaped roofs.

The roof terrace on the main roof is where we want to install the access lobby. Most of the roof has been removed but some of the original roof towards the front has been retained.

We are proposing to use a traditional metal frame and glass to form the access lobby. The structure is set below the rear parapet wall and it is kept as low as possible making sure we have the required head height for the stairs. The access lobby will not be visible from any street.

Access:

We are using the existing front entry door for the main access and we are using the existing internal stairs. The new stairs will be built to meet building control regulations.

