

# Design and Access Statement

## Proposed Extension of the Existing Roof-Top Conservatory for Penthouse 1011, Boydell Court, St. John's Wood Park, London NW8 6NJ

### *Introduction:*

Boydell Court is an existing residential estate within St. John's Wood containing four blocks of apartments within two separate buildings. One building contains 57 apartments and the other contains 59 apartments. There are also seven houses within the estate.

Over the last twenty-five years both apartment buildings have been extended upwards to provide a number of penthouses. All of the penthouses have a conservatory, which leads on to an individual private roof terrace. Since the completion of the construction of the penthouses six have received Planning Approval to increase the size of their conservatories, namely penthouses numbered 1101; 1102; 1104; 1106; 1005 and 1012.

The photograph below shows two typical penthouses where their conservatories have been extended.



View from a roof terrace showing the typical design of the extensions of the conservatories.

### *The Design Proposals:*

This planning application is to increase the size of the existing conservatory of penthouse 1011 to bring it in line with the design of other extended conservatories.

It is proposed to increase its size by simply moving the end-glazed wall outwards along the length of the roof terrace to a line where it can gain support from the underlying steel structure. As the width of the conservatory will stay as existing, there will not be any visual changes to the end elevation of the conservatory. However, we will be replacing the existing first three bays of glazing to the side elevations with a cavity wall construction, (in facing bricks to match the existing) so that it is visually almost identical to the approved extension of penthouse 1012's conservatory.

The detailed design and the construction of the extension to the conservatory will be identical to what already exists. The double-glazed windows and sliding/folding doors will be set within white powder-coated aluminium frames. The square section metal gutter, which runs around the eaves of the conservatory, and the associated rainwater pipes will be as existing in white powder-coated aluminium. The extension of the pitched roof will be finished in artificial slates, to match the existing, and the finish to the extended flat roof finish will be a cold applied liquid waterproofing system such as "Kemperl" on a suitable thickness of thermal insulation.

All other items around the conservatory will remain as existing, including the tubular balustrade.