DESIGN AND ACCESS STATEMENT

for

30 Primrose Gardens, London, NW3 4TN

Project: Proposed ROOF WORKS

Date: 16th August 2017

Prepared By:

Fernanda Pagnossin Design
58 Welshpool House
Welshpool Street
London
E8 4PE
Tel: +44 (0)7973967929
Email: fpagnossin@me.com

Front Elevation

Rear Elevation

1. INTRODUCTION

1.1. This document is a series of statements that seek to explain the proposed design strategy for development of Roof area of No 30 Primrose Gardens NW3 4TN, referred to as “the building”

1.2. It includes statements on design, access and sustainability

1.3. The building is located in the Belsize Park Conservation Area.

1.4.This planning application relates to the roof space only. The building is currently in residential use and is arranged as two flats. This application is to enlarge existing roof space and create a terrace at loft level for flat B

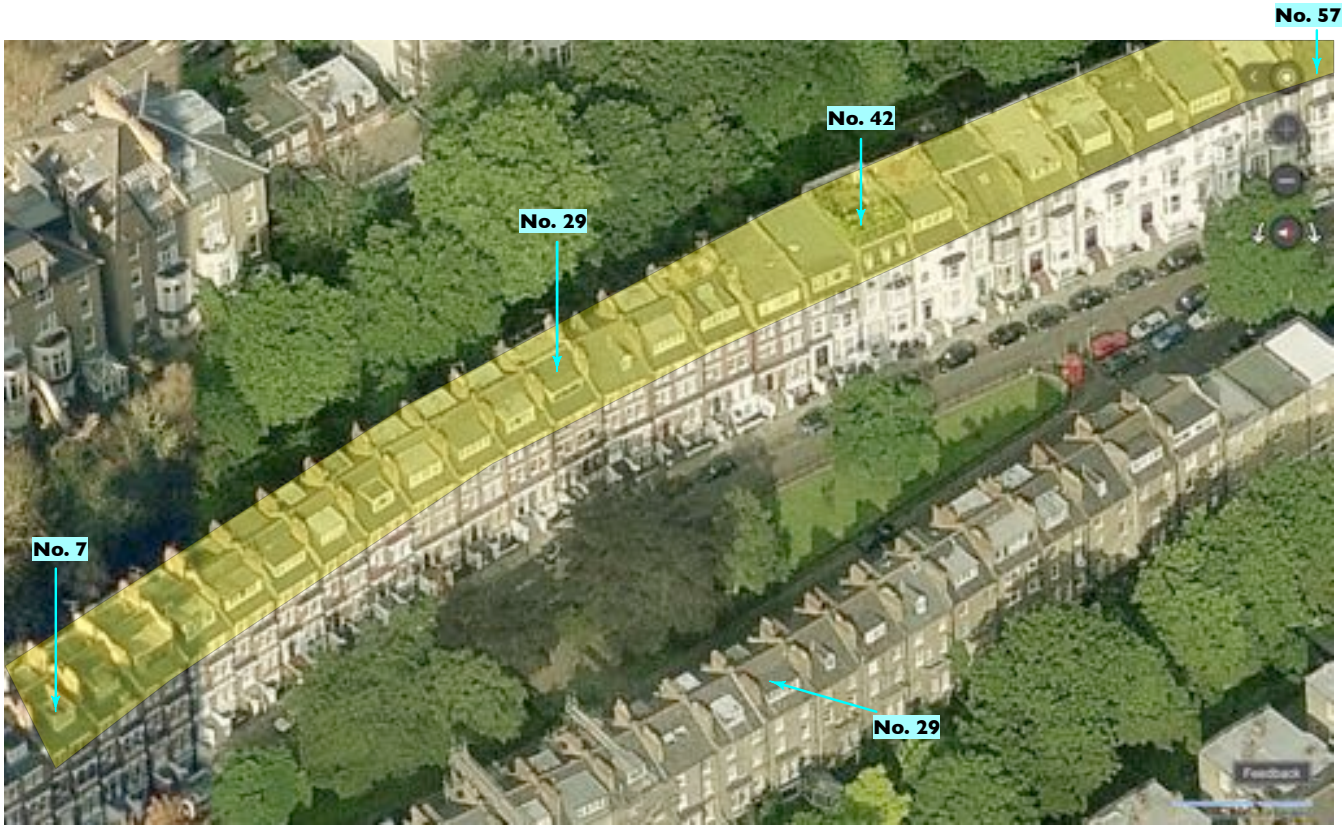
1.5. The property is located in a conservation area, with local retail uses being found on nearby England’s Lane and with Belsize Park and Chalk Farm Underground Stations being located within walking distance.

2. SITE AND SURROUNDINGS

2.1. Primrose Gardens is located between Belsize Grove(North) and England's Lane (South). It has a central communal garden located half way along the street. No. 30 building is located on the South East side of Primrose Gardens, opposite the communal gardens.The immediate surroundings are predominately residential in use class with the majority of the streetscape formed by terraced dwellings.

2.2. Aerial view of Primrose gardens:

FRONT DORMERS (Even Nos. 6 to No. 48) 22 terraced houses with 7 Original dormers



FRONT DORMERS (Odd Nos. 7 to No. 57) 25 terraced houses with 1 original dormers

2.3. The area is predominantly in residential use and the majority of the buildings along Primrose Gardens are red brick late victorian terraced houses comprising five storeys

(including basement and loft areas).The main roof is a slate pitched roof with dormer

REAR DORMERS (Even Nos. 6 to No. 48) 22 terraced houses with 3 Original dormers

REAR DORMERS (Odd Nos. 3 to No. 49) 25 terraced houses with 1 original dormer

windows to the front and back of the building.The rear elevation is built with typical London stock bricks with squared bay windows, the garden level were often extended over the years with different types of construction, finishes and shapes The Roof level front dormers also shows differing styles in the width and height of the dormers, the number of glazed units, the finishes and design quality, varying considerably when viewed at street level. The Rear dormers are set in the roof line and a large number of buildings have balconies and roof terraces. Most of the original small pitched dormer windows have been replaced by large dormers, the opposite side of the road has only one example left and most of the existing dormers are wider than No. 30 building, refer to roof scene aerial photos with analysis (ITEM 2.4)

View of Primrose Gardens terraced houses

Variety of Front dormer windows

Large number of roof terraces

2.4. ROOF SCENES: FRONT AND REAR WINDOWS AERIAL PICTURES

3. THE BUILDING AND DESCRIPTION

3.1. The building is a 5 storey house with of Victorian appearance, dating around late 1800's and therefore now some 120 years in age. The loft floor has two dormer structures that have been enlarged, probably dating back at least some 30-40 years, if not longer. The building is divided in two self-containing flats, this application is related to flat B occupying the 1st, 2nd and 3rd floors

3.2. Existing Dormers:

Front dormer:

Rear dormer:

4. PLANNING HISTORY

4.1. Pre-application planning advice: This scheme was review and advised by planner Tessa Craig, written advice received on 12/7/17, case reference: 2017 /2781/PRE

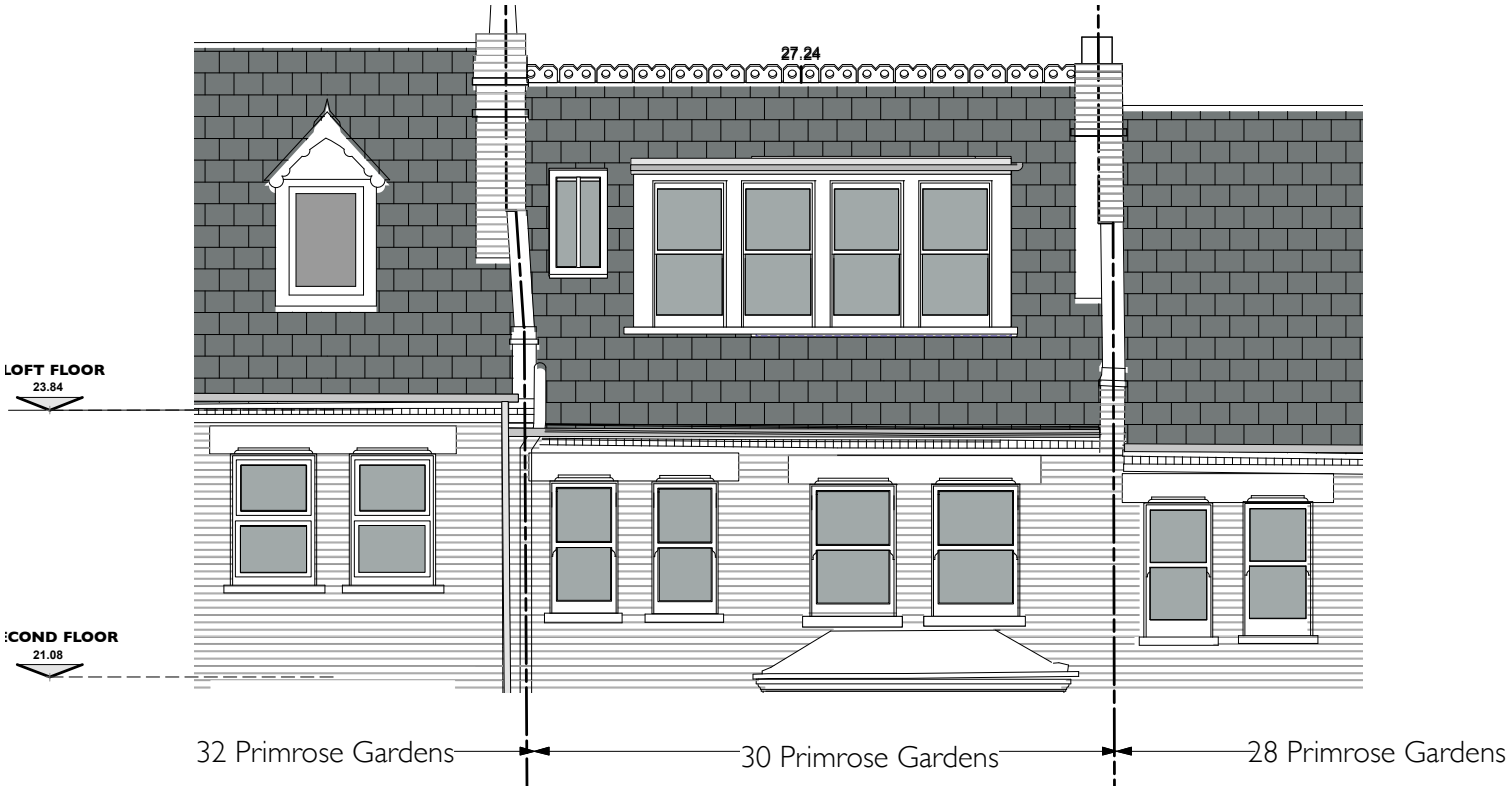
4.2. We are also applying for planning permission for works to the main building and ground rear extension, this application is for works to the roof only.

4.3.Planning Permission was granted by the Camden Council in 12th March 2002 for the change of use and conversion of the building from three flats to two. Ref: Application No: PWXO1O2161/ Case file: G8/8/82

4.4. Planning applications were recently granted with similar proposals:
No. 31 Primrose Gardens (ref: 2016/2456/P)
No. 13B Primrose Gardens (ref: 2014/3419/P)
No. 8 Primrose Gardens (ref2013/1994/P)
No. 11D Primrose Gardens (ref2013/4451/P)
No. 35 flat 3 Primrose Gardens (ref2012/4025/P)
No. 44 Primrose Gardens (ref2010/1355/P) & (ref2010/4622/P)
No. 7D Primrose Gardens (ref2009/4309/P)

Sketch Front dormer proportions:

Proposed Front dormer:



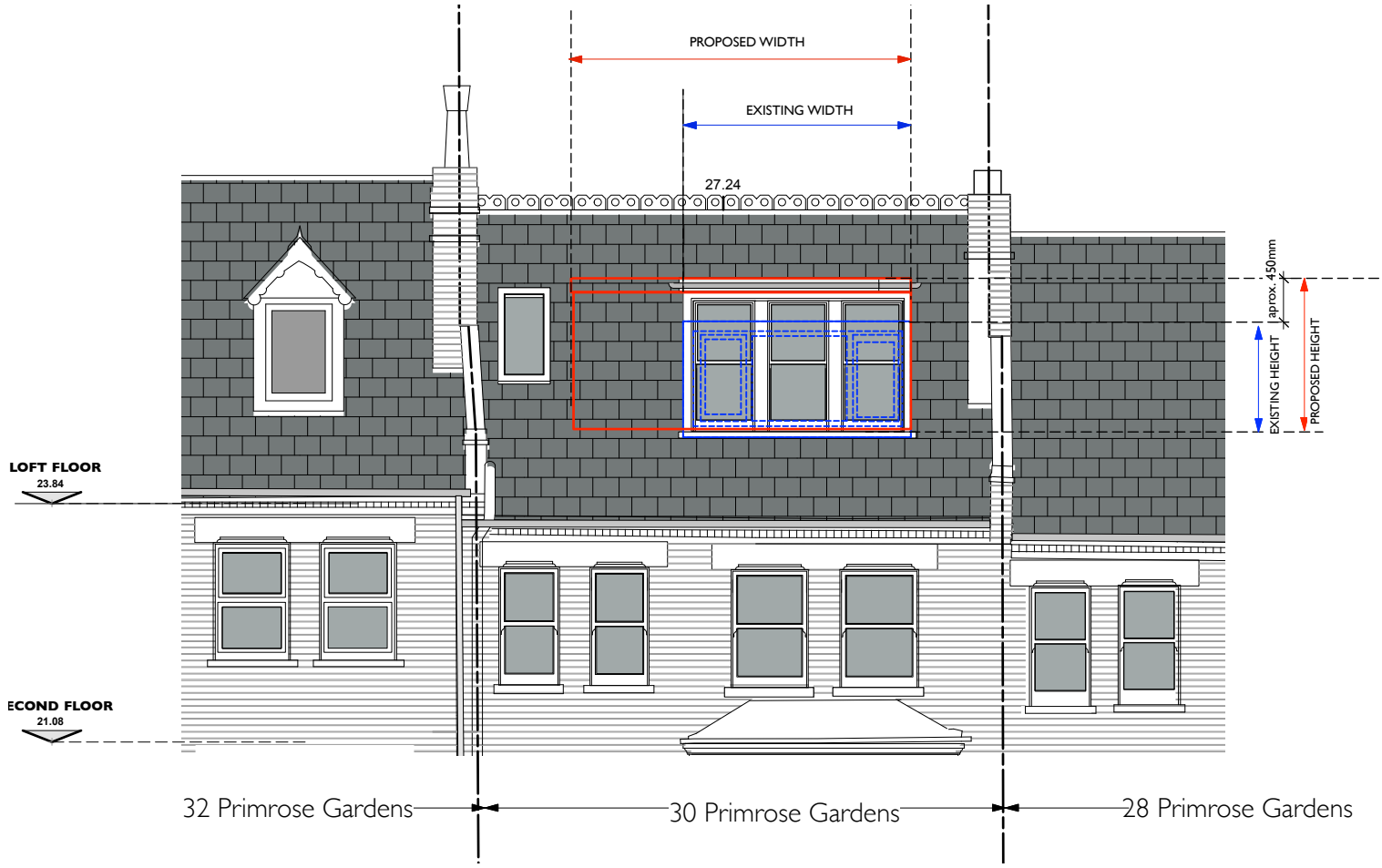
Example of neighbours Front dormers:

5.PROPOSALS :

5.1. FRONT DORMER:

The existing dormers windows were built presumably 30-40 years ago when the building was renovated, we have no exact records for these alterations. The loft floor it is not currently a habitable room, previous residents used as a workshop/studio, the existing dormers and main roof is failing and needs to be upgraded. The existing floor has an exposed joists that overlap the finish floor level by 35/40mm. For upgrading the floor and removal of the step the loft area finish floor level should be raised by

approximated 50/70mm. The existing dormers flat roof construction would also need to increase the overall height to create efficient rain water falls, and to comply with current building regulations and energy savings standards. Maintaining the existing external heights of the dormer windows would result in a very small roof space headroom(bellow 2meters). The sketch bellow shows the existing and proposed dormers width/heights. The left side of the existing dormer does not align with the windows bellow or any other element of the historical front facade. If we upgraded the front dormer to be set at the same width of the existing dormer with 3 glazed units, the proportions would be in our opinion wrong and not harmonic with the proportions of the existing classical building. (Sketch blue pen) The red line highlight the size/proportions of the dormer window showing in our proposals which are more in line with the established townscape of Primrose Gardens and aesthetically balanced with the overall building



5.2. ROOF LIGHT:

The existing roof light is decayed and need replacement. We are proposing enlarging and replacing with new traditional conservation Roof light

5.3.REAR DORMER:

Our original design was to further develop the existing rear dormer window providing a

balcony to the loft area, an internal staircase access to a new 4th floor level roof terrace, only to the rear side of the existing pitched roof and not visible from the street. Various properties along Primrose Gardens roof escape have alterations at roof level, some with rear 3rd floor terraces and balconies e/or extra floor roof terraces above. Following the pre-planning application advice, we have redesigned the rear dormer to be accommodated within the existing roof form omitting the roof terrace and access staircase. The proposed rear dormer is to be rebuilt with 500 mm gap between the dormers side cheeks and party walls, 700 mm bellow the ridge as per guidelines CGP1.The new formed balcony at loft level is to be set at 500 mm away from edge of the rear elevation roof to minimise overlooking of the garden level and to allow a symmetric internal layout and efficient use of the loft space. The scope of creating an open space at loft area was to provide an enriched amenity to flat B that has no access to the garden area.

5.4. AREAS:

The existing flat B is located on the top floors of the property entering through ground floor front entrance and spreading vertically to first, second and third floors, total area of 151 square meters without any outside area. The proposed works will increase the total area of the flat by 5 square meters, incorporating a new external open terrace (8 square meters) and with a total area of 156 square meters.

5.5. MATERIALS:

The new dormers proposed materials will visually blend with the existing building and the neighbouring properties. The dormers windows will be built from weatherproofed lightweight timber frame, flat roof and side cheeks finished with traditionally installed lead rolls with flat seam joints.The existing traditional roofing elements to be protected and reinstated, stepped code 5 lead flashing to be installed throughout the perimeters of the pitched roof, existing slates to be reused. The new sliding folding doors to be in hardwood/aluminium composite keeping with the character of the other windows in the rear elevation. The new balusters to loft balcony to be 1100 mm high safety frameless glass providing transparency appearance, similar approach has been used at other local developments as a mean of safety guarding. Renew of all rainwater goods in powder coated aluminium replication traditional cast iron goods. New roof doors to be alarmed and secured locked

6. SUSTAINABILITY STATEMENT

6.1. The proposed new works tis to be low carbon impact forms of construction, traditional to our cultural heritage. In real terms this means using softwood timber framed construction obtained from sustainable sources.

6.2. New brickwork and roof slate tiles are to be reclaimed and recycled from the demolition phase where technically possible diminishing the impact of dust in the area. There is no excavations works

6.3. Existing roof and roof spaces (not insulated) to be refurbished and receive breathable vapour barriers and thermal insulations to achieve sustainable u values

6.4. The new insulating materials will be sourced taking in consideration the energy used in manufacturing and the potential for re-use and recycling

6.5. New joinery and internal finishes where appropriate,
will be specified as British softwoods obtained from sustainable sources.

6.6. All new glazing will include thermal breaks, reducing cold bridging throughout of the building. The new windows will have the lowest U-value possible to achieve

6.7. The new works are to be designed so that all the building elements will exceed current standards set out in the building regulations for thermal performance.

6.8. The proposed works will upgrade the building to comply with current fire regulation and acoustic separation, sourcing local materials and local suppliers when available

7. CONCLUSION

7.1. Our proposals have taken in consideration the following guidelines and policies:
Camden Local Plan 2017
Camden Planning Guidance
London Plan 2016
National Planning Police Framework 2012
Belsize Conservation Area Statement 2003

7.2. It complies with CPG1Item 5.7 Additional storeys and roof alterations are likely to be acceptable if: *" Alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form"* or *"there are a variety of additions or alterations to roofs with create a established pattern and where further development of similar form would not cause any harm"*

7.3. The proposed works would not overwhelm the existing form of the roof and will follow the same visual prominence as neighbouring roofs, in our opinion will have a greater positive effect on the established townscape and higher quality in the design and architectural details than the existing roof extension.