

# **Design and Access Statement**

**at 8b Healey street, NW1 8SR**

**20 Oct. 2017**

The property is a Victorian mid-terraced, three storey converted upper flat with wc / shower on the loft level.

Built in brickwork it has grey slate roof tiles which form an 'M' type butterfly roof with a profile brick parapet to the rear and traditional rendered brick parapet to the front. The property consists of an L shaped foot print with two storey projected rear building up to the first floor level.

## **Site context**

8b Healey Street is not a Listed Building and is not located in a Conservation Area. Healey Street runs between Prince of Wales road & Castle Road and consists mainly of similar Victorian terraced houses.

It is noted that a number of houses in the area already have a mansard roof extension including no. 14 and no. 16, All of which is similar to our proposal in terms of roof shape, scale and material. The extension at no. 16 is currently under construction.

## **Proposal**

The owner wishes to improve the property by erecting a roof extension at second floor level in the shape of a mansard.

## **Principle of Design**

The loft design is to minimise the impact on the surrounding properties by reducing the mass of the mansard roof so that new roof is not visible from street level. The proposed roof and windows in the mansard will be cladded in high quality natural slate tiles with lead flashing and aluminium window frame with apron parapet to be lead cladding.

We have taken into account the character of the surrounding area in terms of design, bulk, scale and use of materials.

## **Access**

Access to and from the property will remain unchanged.



Existing Rear View



Existing Front View