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**London
NW1 8JS**



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This report has been produced by Paul Archer Design on behalf of our client Jonathan Magid.

This report aims to describe the scheme design for the proposed alterations to 63 Princess Road, London, NW1 8JS, in support of the Planning Application to be made to the local planning authority.

Site:

63 Princess Road
London
NW1 8JS

Architects:

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2.0 Practice Profile:

Paul Archer Design was formed in 1999 as an architectural practice specialising in bespoke architectural and interior design. As a young architectural firm we won a place in 2005 in the Architects' Journal 40 Under 40 awards listing the best of young architects in the UK today. Since the practice was formed we have been committed to high quality residential work, and we have since also branched out to complete work for the LTA, New Ashgate Gallery and a number of schools. We have extensive experience in working with Listed Buildings and enjoy integrating elegant contemporary design with the existing building fabric.

The enquiries and projects that we have taken on have developed from recommendations from clients and builders and also through appearing in various publications including Elle Decoration and Guardian Weekend. Along with the publications, our projects have been featured on Channel Four's Other People's Homes and several have been short listed for the AJ Small Project of the Year 2001, 02, 03, 04 and won in 06.

As a practice we ensure that design quality is always included in practical solutions. We also believe in value for budget for our clients through attention to detail and the pursuit of good quality and low maintenance schemes, particularly in the building envelope.





3.0 Examples of Work

These pages show examples of work which deal with modern additions in conservation areas or to historic or listed buildings:

Work Sample 1:
Roof Extension to Liberia Road,
London N5



Work Sample 2:
Roof Extensions to Noel Road,
Islington, London N1
Grade II listed

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Work Sample 3:
Basement extension to 12 Wallace Road,
Islington, London N1
Conservation Area
AJ Small projects award 2007



Work Sample 4 :
Extension to 14 Lebanon Park,
Twickenham, Middlesex TW1

4.0 Analysis of Building and Context

Located within the Primrose Hill Conservation Area the property is an end of terraced Victorian town house, albeit the end flank wall abutts a neighbouring building of a similar age, yet differing in form and style which leads onto the junction of Princess Road and Gloucester Avenue.

At the front of the house most of the original features are retained; off white stucco render to the lower ground and ground floors, original railings, observing that a gate and steps have been added to the lightwell, at the time of this work we are informed that replacement finials were also installed. The original timber sash windows have been kept on the ground floor with newer double glazed units on the upper floor. The window to the lightwell at the front is a steel casement "Crittall" window painted white. We note that planning permission has been granted to alter this window (2012/1824/P)

The most noticeable alteration to the front is the rebuilding of the parapet with an exposed brick finish. The dominant finish to the parapets along the terrace is a flat white rendered band, although the the render detailing is not consistent along the whole street, adding that no. 63 is not the exception. We also observe that the heights of the parapets vary along the terrace with undulating up and down from house to house.



63 Princess road



Existing streetscape

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4.0 Analysis of Building and Context

What is not immediately evident from street level is that the roof to no. 63 is a flat roof structure with maintenance access via a roof light over the ensuite.

Clearly the roofscape along the terrace is slowly transforming, with mansard roof additions added to numerous properties. Hence this proposal.



63 Princess Road

5.0 Proposed development:

Our client wishes to replace the existing third floor roof structure with a full mansard roof structure.

The proposed consists of two dormer windows to the front elevation line through vertically with the existing lower windows of the elevation. The chimney stacks and flank wall parapets on either side are extended to match the height of the roof extension and to follow the profile of the roof, making reference to the Camden Planning Design Guidance document on mansard roofs.

The rear elevation of the roof extension proposes a continuous line aluminium sliding doors.

We make reference to proposals that have been approved of a similar nature further along the terrace.

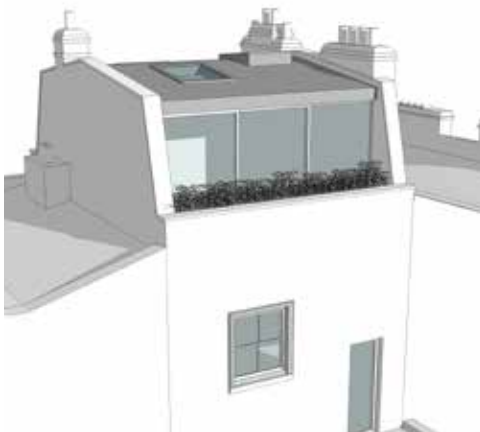
no. 51 ref: 20110398P

no. 55 ref: 2012/3507/P

no. 57 ref: 20112801P



Proposed roof extension (front)



Proposed roof extension (rear)

6.0 Access:

Access to the property is directly off the pavement over a stepped threshold. This access will not be effected by this proposal.

7.0 Trees:

No trees will be effected by this proposal.