

7B Ospringe Road NW5 2JD

Design and Access Statement

This Design and Access Statement is in support of the Householder's Planning Application for the loft refurbishment at 7B Ospringe Road in Tufnell Park. The statement follows the guidance from CABE's Design and Access Statements.

7B Ospringe Road is 2-storey plus loft maisonette in a mid-terrace Victorian house built of London brick stock with rendered areas to sash window. The maisonette has unshared access direct from the street via the raised ground floor front door. The roof of the house is slate pitched roofs with a Velux window to the rear. The property is not in a Conservation Area.

In order to make the existing loft space habitable, planning consent is sought for three Velux windows to the roof part of the Principal Elevation of the house and a dormer window to the rear elevation, as there is not currently natural light in the roof space. As part of the development, the roof would be remade to comply with existing Building Control requirements for roof strength and the existing Velux window would be renewed in its approximate location. The height of the pitched roof is to be retained.

The proposals include the provision of a domestic roof cowel linked to a shower room extract fan.

In developing the design particular consideration of CPG1 Design has been undertaken in addition to a review of the local area planning history. Dormer windows have been consented at numbers 5C, 12, 16, 18, and 25C Ospringe Road. Roof lights to the Principal Elevation have been consented at numbers 5C and 12 Ospringe Road, as well as close by at numbers 2, 5, 16, 18 Countess Road and 75 and 77 Lady Margaret Road.

Use and Layout

The existing loft space does not currently have any natural light. Providing a dormer window to one room and the Velux windows to the second room and shower room will provide natural light. The dormer window arrangement improves the usable area of the loft space by providing improved headroom. Other than the dormer, the arrangement of the pitched roof, its height and materiality are not changed.

Amount

The application does not propose to extend the footprint of the building.

Scale

Although the application does not propose to extend the footprint of the building, the scale of the dormer window and also the size of the roof lights has been carefully appraised within planning guidance and local precedent. The size of the dormer window has been considered within the design guidance constraints of CPG1, so that it is a minimum of 500mm away from the parapet wall forming the boundary with 9 Ospringe Road. Similarly the top of the dormer is more than 500mm away from the roof apex and the bottom is more than 500mm above the eaves. The dormer is not full width. The roofs within the terrace have a combination of full width dormer windows, terraces and rooflights so the proposal for 7B Ospringe Road is relatively modest in comparison. Additionally it does not interrupt the unbroken roofscape.

The dormer arrangement and its opening window relate to the windows below. One edge of the dormer aligns with the protruding edge of the bay window below and the opening window within the dormer matches the proportion of one of the second floor window below.

On the rear elevation the rooflight aligns with the window below.

The arrangement of the rooflights on the principal elevation repeats the pattern of windows on the first floor of the house, with two windows twinned together and one further away roughly over the front door.

Lucy Read Architects

The shape of all the windows is rectangular, matching existing.

The rooflights sit close to the finished roof surface.

Landscaping

There is no external element of the proposals.

Appearance

The external materials proposed for the project either match existing or are chosen to complement existing materials and local material context. The existing slate roof is rebuilt in its current arrangement re-using the existing slates. The Velux windows have a grey frame blending in with the grey slate. The dormer windows are polyester powder coated aluminium in grey colour to blend with the grey slate tiles.

Cladding for the dormer is proposed to be standing seam zinc, grey to blend with the roof tiles. The standing seam of this natural material references the lines of the slate tiling.

Waste Reduction

The recycling of the existing roof tiles will make a significant contribution to the planning target of 10% of materials derived from recycled and reused sources. Any shortfall can be assessed during design development subject to planning approval.