

## **Design and Access Statement**

For

**Erection of mansard roof to provide 2x2 bed residential units**

At

**17 Camden Court, Rousden St, London, NW1 0ST**

For

**Mr M Jones**

By

**Wastell & Porter Architects Ltd**

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This application seeks approval for the construction of a mansard roof to create 2x2 bed flats.

### **Design**

The use of mansard rooves in the greater London area is a common way of extending buildings to provide additional floor space in the built-up areas. Ground space is a premium in the London area and vertical extensions are a popular way of gaining space. The roof is set back from the front and rear façades and has a slope away from the front elevation. This results in a smaller subservient roof extension reducing the street impact visually.

### **Materials**

The proposed new mansard roof will be constructed with pre-fabricated S.I.P panels that will be finished in dark grey, single ply membrane. This looks like lead but is lighter in weight and costs less. Windows will be powder coated aluminium in a similar size and style to the existing building.

### **Bulk & Scale**

The mansard roof by nature of its design has minimal impact on the perceived scale and mass of the proposed extension. The proposal looks subservient to the host building. Opposite the proposed site are several examples of the use of mansard roof extensions.

## **Parking & Cycle Storage**

It is not proposed to provide any parking on site as it is not possible; the site benefits from excellent public transport services. There is a bus stop less than 50m from the development, Camden Rd Station; this station also accommodates wheelchair access. Camden Rd over ground station is 90m from the site; this provides good linking connections throughout London.

Cycle storage can be provided in the rear garden that offers amenity space shared by all the residents of the site.

## **Conclusion**

Overall the proposal has minimal impact on the area and provides two additional housing units for the area. The proposal we hope will receive support.

**MS/PH/1978/Nov/2017**