

DESIGN AND ACCESS STATEMENT

PROPOSED ALTERATIONS TO CONSERVATORY ROOF AT

**FLAT 1, 22 AVENUE ROAD,
LONDON NW8 6BU**

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1. SITE ANALYSIS

Flat 1 is a ground floor apartment in a purpose built block of flats at 22 Avenue Road within Elsworthy Conservation Area.

The Elsworthy Conservation Area is situated in an area immediately to the north and west of Primrose Hill. The area is a wealthy residential suburb. Urban development of this area occurred between 1840 and early 1900s. Avenue Road was developed in late 1820s with the construction of large detached upper middle class dwellings.



Image 1. Front view of 22 Avenue Road.



Image 2. Rear view of 22 Avenue Road.

2. DESIGN APPROACH

The application is for altering the existing rear conservatory roof to flat 1.

The conservatory roof faces a private garden, belonging to flat 1.

The proposal is to cover the glass roof with fiberglass over a plywood. The fiberglass is to be grey coloured, to match leadwork.

The proposed new replacement roof is in order to:

1. Reduce heat loss.
2. Provide privacy from the flats above.
3. Prevent further damage to the glass roof which has occurred previously from falling objects.

The conservatory was not part of the original block of flats but an addition, we believe built in the 1980s.

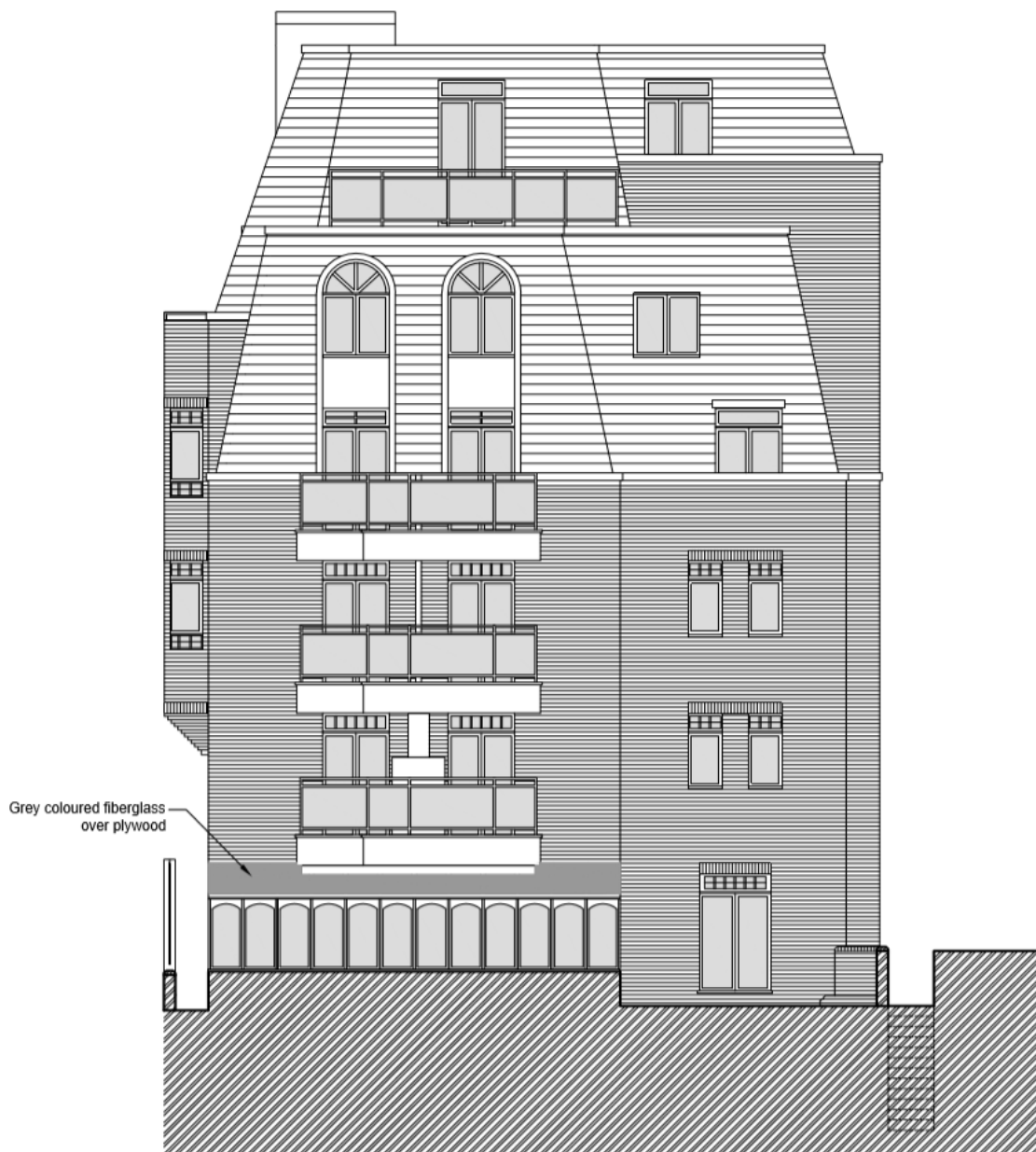


Image 3. Proposed rear elevation.

3. CONSERVATION AREA SUMMARY

The Elsworthy conservation area appraisal and management strategy was adopted on 14 July 2009.

Sub-Area 1: Avenue Road

6.69 Radlett Place, off Avenue Road, is a long, narrow access road which boasts special character by way of York stone paving and historic features such as date stones in boundary walls. The high walls of Nos 34 and 36 Avenue Road give Radlett Place an increased sense of enclosure which is framed by the backdrop of mature trees in the nearby gardens and by the boundary between the street and Primrose Hill Park at the end of the street. The road surface and some of the paving is in a poor state of repair and this detracts from the overall impression of this small-scale street.

6.70 All that remains of Rudgwick Terrace and St Stephen's Close is their historic layout. All historic buildings have been lost. While Rudgwick Terrace retains pleasant gardens on the south side, the street itself is now little more than a car park for the surrounding residences including the somewhat dominant flats at No 22 Avenue Road.

4. DETAILS OF WORKS

The works include covering existing surface of glass conservatory roof with plywood and grey coloured fiberglass (leadwork colour).

Conservatory roof existing material- glass (not to be removed).

Conservatory roof proposed material- glass covered with fiberglass over plywood.