

## Roof extension

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150 FLEET ROAD  
LONDON  
NW3 2QX

Planning Statement in support of the application for a roof extension at 150 Fleet Road, London NW3 2QX.

18 July 2018

This document is in accordance with the requirement set down by the DCLG.

Included within this application, Project number 1806

SV00 Site location map @ 1:1250

### Existing drawings:

SV01 Ground Floor Plan  
SV02 Upper floor plans  
SV03 Front elevation and section  
SV04 Side and rear elevations

### Proposed drawings:

GA01 Ground Floor Plan  
GA02 Upper floor plans  
GA03 Front elevation and section  
GA04 Side and rear elevations

## 1. Background

150 Fleet Road lies on the North side of the road opposite the service entrance to the rear of the Royal Free Hospital. The property is not listed however fall on the North West edge of the Mansfield Road conservation area.

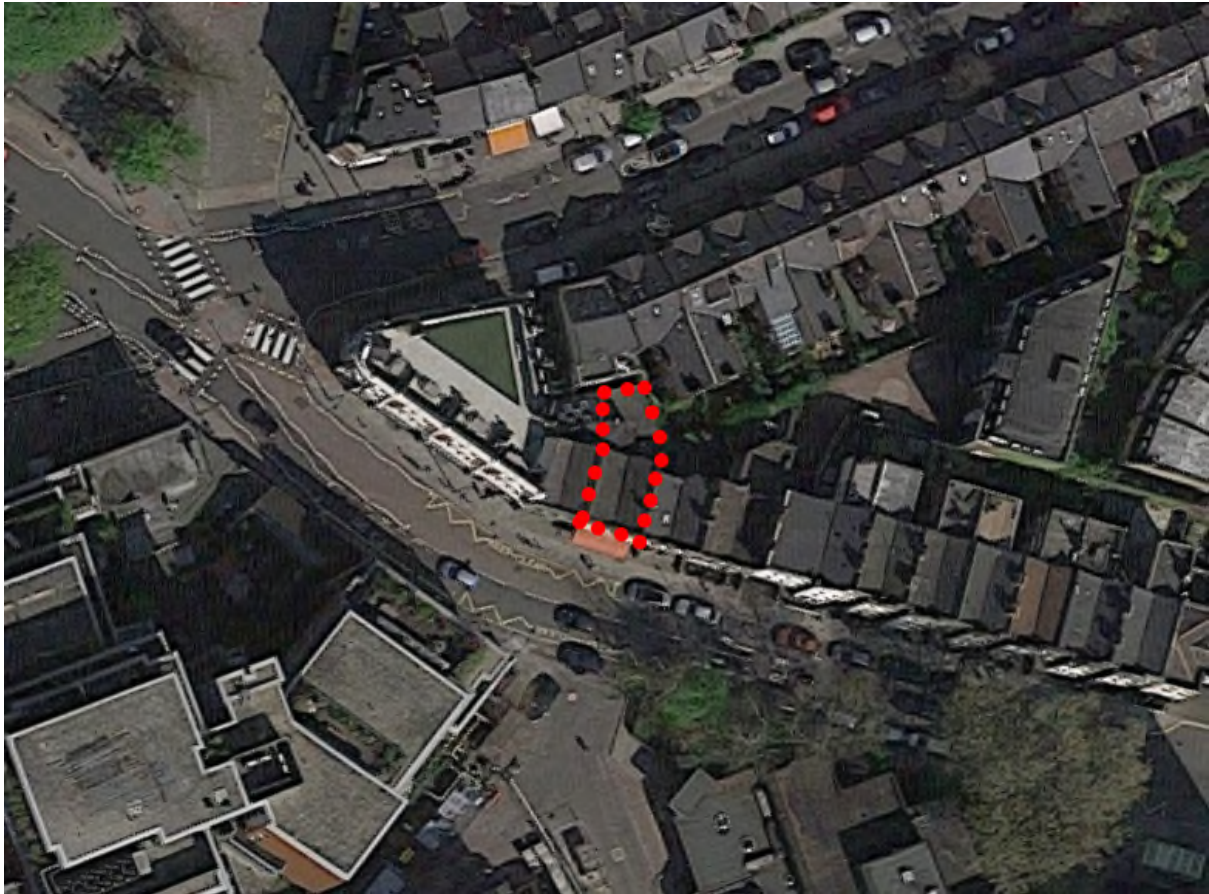
The building is a yellow brick Victoria 2 storey house containing a flat to the first floor and a well-respected local delicatessen on the ground floor which the owner and applicant has run for the past 28 years. The building is mid terrace, part of a group of 4 properties enclosed by taller properties to both sides. Bar a small light well the building covers the whole of the property. There are effectively no garden areas at the rear of these properties as the building is situated at the wedge of Fleet Road and Constantine Road.

The group of 4 properties are referred to in the 'Mansfield Conservation Area Appraisal and Management Strategy' as.

*Neighbouring the public house is a group of four late 19th century 2 storey buildings with shopfronts at ground floor level, except for No.146 where the shopfront has been uncomfortably bricked-up. These properties have decorative brickwork parapets with part-pitches forming gablettes at the party walls. Other features include sash windows with red brick arches.*

The appraisal also refers to the public house being a focal building in the key views and approaches in the area.

Though the appraisal is dated it nonetheless has been relevant in the design development and to the decisions made.

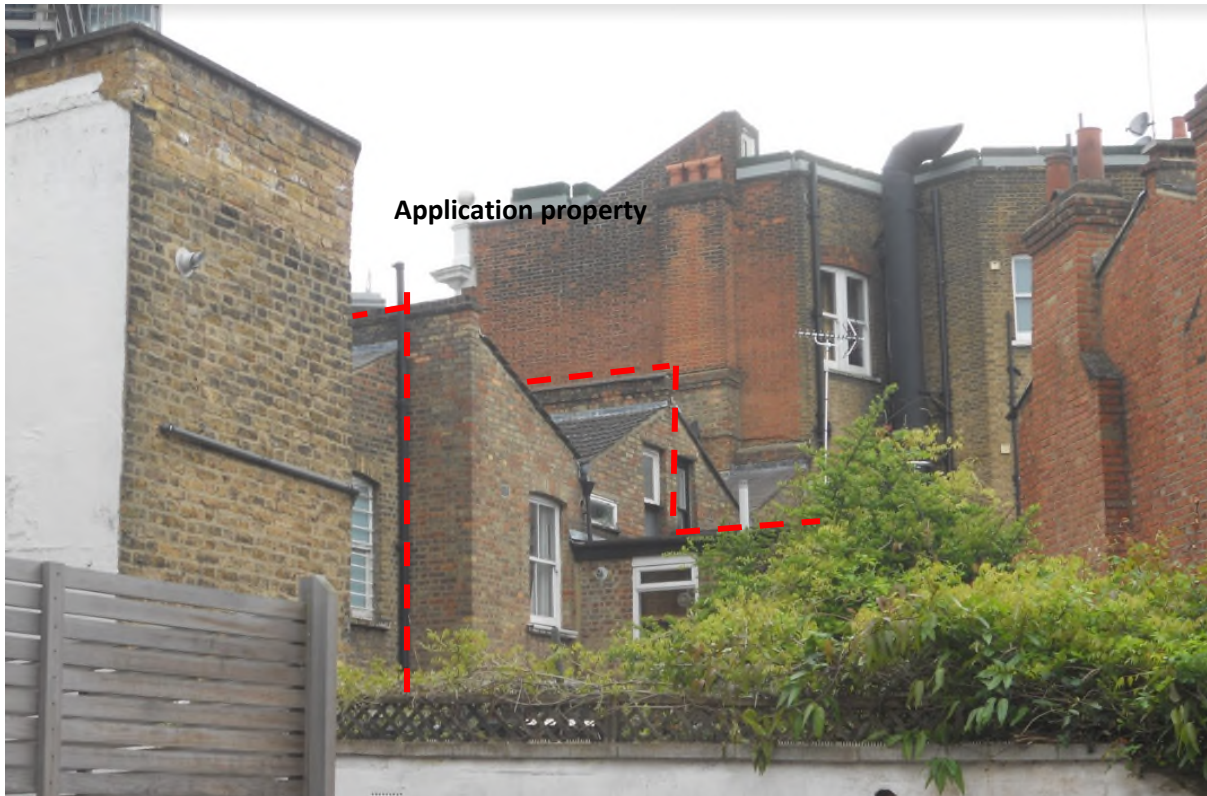


Google Earth extract showing the site



150 Fleet Road - Front





**View of the rear of the 150 Fleet Road**

## **2. Design**

The building is part of a group of 4 properties constructed in a similar architectural style of yellow brick work with a brick detailed parapet. The building rhythm consists of 3 windows with red arched heads at first floor over the retail unit at ground floor. Out of the group of 4 properties two (including the application property) are trading, one has a vacant ground floor unit and one has been converted into residential.

The first floor accommodation is small and awkward. It provides a small bedroom, shower room, living room, kitchen, staircase and landing all of approximately 46m<sup>2</sup> gross internal areas. The property is in need of refurbishment, the building fabric needs some maintenance and the applicant wants to improve and enlarge the property. The application is to add a roof extension to provide a second floor, this will provide better living accommodation and two bedrooms.

The proposed roof extension is designed to coordinate with the period of the building and its surroundings. The mansard roof will be set back from the front (and rear) elevation and the brick parapet upstand will be reinstated where damaged. The dormer will be finished in lead and contain white painted traditional timber sash windows typical of the conservation area.

## **3. Use**

Not affected

## **4. Layout**

The proposed layout maintains the current with the staircase being extended up in the same location as the existing. The layout is improved providing bedrooms to the new floor and living rooms to the 1<sup>st</sup> floor.

## **5. Scale**

The group of the four similar properties is small in scale compared to all the surrounding buildings.

The proposed additional floor will be in keeping and still modest in scale compared to the properties either side and those locally.

**6. Landscaping**

Not affected

**7. Appearance**

The roof extension design is in keeping with the Mansfield Conservation area and modest in scale. The extension will be significantly lower than the public house and will have an insignificant impact on the 'key view and approach' to the pub.

**8. Vehicular access**

Not affected

**9. Inclusive access**

There are no proposed changes to the access to the property and the proposed roof extension will have no detrimental impact on the access arrangements into or within the building.

**10. Conclusion**

The roof extension is modest in height and subservient to the front elevation and the character of the existing building. The roof extension is significantly lower than the buildings surrounding the group of 4 properties. The proposed finishes are sympathetic and the refurbishment of the property will improve the appearance of the existing building and the local conservation area.

Giacobazzi's provides a well-respected local service, these proposals will help to allow this service to continue into the future.