

6B MIDFORD PLACE, LONDON W1T 5BF

ROOF CONVERSION & PROVISION OF ADDITIONAL STOREY

DESIGN & ACCESS STATEMENT



Existing Roof

- 1. 6B Midford Place (the property), is a self-contained apartment situated at 2nd floor level relative to street level. Access from street level to the 1st floor level terrace is via an external stairway. The front entrance door to both the subject property and Flat 6A (arranged over the same footprint at 1st floor level) are at this terrace level.**
- 2. The property is constructed traditionally with solid brickwork walls, suspended timber floors and a hipped pitched roof, now covered with interlocking concrete tiles. The original ground floor has become absorbed into a much larger development extending all the way to Maple Street.**

3. It is proposed to provide further accommodation at a new 3rd floor level, replacing the existing hipped roof with a mansard construction to the front and rear and building up the left hand flank wall to form a gable. The right hand side party wall has recently been built up by the Adjoining Owner at nr 7 Midford Place and the proposed development of the subject property will make use this already increased height of the wall.



Existing raised party wall with nr 7 Midford Place

4. The existing parapet wall is to remain to the front and rear elevations together with the valley gutter. The lines of the mansards will thus start at the same lines as the existing roof providing the necessary set-back from the elevations.
5. The replacement of the roof will include for the re-installation of a slated finish to the pitched construction, as would have been the case for the original roof.
6. Three small dormers to the front elevation will follow similar form as other mansard roofs in the area and similarly the rooflights to the rear elevation will be conservation style Velux rooflights.
7. There are no relevant access issues and the existing access remains unchanged.

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April 2019