

Flat 3, 13 Elsworthy Terrace NW3 3DR

Design and Access Statement to Accompany Planning Application by PTA.

Prepared by

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CONTENTS

1. Introduction
2. Description of the area
3. Description of works
5. Summary
6. Powell Tuck Associates

1. INTRODUCTION

This application is to be read in conjunction with the following drawings:

Title, Location and Site Plan	01	P1
Existing Ground & First Floor Plans	02	P1
Existing Second Floor, Third Floor & Roof Plans	03	P1
Existing Elevations	04	P1
Existing Sections	05	P1
Photographs	06	P1
Proposed Ground & First Floor Plans	10	P1
Proposed Second Floor, Third Floor & Roof Plans	11	P1
Proposed Elevations	12	P1
Proposed Sections	13	P1

Pre application and meeting:

Pre Ap ref: 2019/6057/NEW. The pre planning proposal was discussed onsite with the planning officer Obote Hope. It was agreed that compared to the existing dormer a larger dormer would be more consistent with the prevailing scale of the rest of the terrace.

After some discussion the recommendation was made to reduce the size of the requested dormers to a more agreeable size considered to be relatable in scale to the neighbouring properties. At the meeting this was communicated as a double sash configuration set in from adjoining walls, eaves and ridge line.

The revised proposals reflects those comments. Windows are subordinate in size to those below and a suitable distance above the eaves line and below the ridge (+0.5m as per CPG March 2019)

2. Description of Area

Located within the Elsworthy Road Conservation Area adjacent to Primrose Hill. Formed in 1894 the streetscape is generally formed of three and four-storey terraced townhouses. Generally the attic storeys have been converted with dormer windows to the front and rear elevations.

No.13 is a middle of terrace, there are four flats in the building. The proposal is concerning the top flat No.3 occupying the top two floors, second floor and third floor (converted attic)

3. Description of Works

For the remodelling of the top floor for more efficient and usable space enlarging the dormers was considered necessary. In comparison with the prevailing scale and character of rest of the terrace the existing roof dormers look small and an enlargement of the 2 would better suit the roofscape of the terrace as well as the usability of the internal space.

Front Enlarged Dormer

Dormer enlarged to double sash proportion, The dormer sits directly above the bay window below and each sash is subordinate in height and width to the window below. All proposed windows are traditional in style, the sashed are white painted timber double glazed units with timber boarder and lead roofing detail neatly over lapping the front edge of the dormer.

Rear Enlarged Dormer

Dormer enlarged to double sash proportion to match that of the front elevation.

As can be seen from the street and aerial views the neighbouring properties have a variety of dormer size roof extensions and windows types both sash and casement, along with the cladding type and details they generally express no relationship to the architecture of the building below.

We are proposing an arrangement of traditional timber sash windows modelled on the size and style of those located on the lower floors. A simple composition of sash windows lead cladding, no gutters or fascia boards. This approach to detailing will help recede the increased mass of the roof scape.

Unlike the neighbouring property at No.14 there is no rear terrace proposed.

New roof lights

Traditional rooflights are proposed on both sides of the roof. The front smaller roof light allows light and fresh air into the bathroom. The wider roof light at the rear provides light and ventilation into the stairwell. Both rooflights will be traditional design and lead flashed into the slate tiled roof, not projecting beyond the line of the slate roof and subsequently not visible from the street.

Materials:

New traditional timber sash windows with double glazed units.

Proposed roof construction – Warm insulated roof, lead covering and real natural slate tiles as per existing are to be used.

Use : As existing - dwelling.

Layout: See plans for comparison with existing and adjoining properties.

Scale : The proposal does not dominate the scale and the existing features of the original building, windows are smaller and is generally consistent with the prevailing scale and character of the rest of the terrace.

Access : The access of the house is not altered by this application.

4. Summary

The changes to the roof on both elevations will be in keeping with the other properties we feel that the change will not dominate or change the scale of the original building and that there is no visual adverse impact to the existing original building and the streetscape.

5. POWELL TUCK ASSOCIATES

Powell-Tuck Associates are considered one of the foremost house designers in the country and have won many awards recently including:

UK property awards 2018 - Winner
Evening standard New Homes Awards 2018 - Winner
Retrofit awards 2018 - Finalist
London Festival of Architecture host.

The proposed works will be designed to a high standard and will enhance the character and appearance of the property and the surrounding area.