Design and access statement

101 Regents Park Road, Converting existing 1 bedroom loft space into 2 bedrooms by forming a dormer to the rear roof slope and providing additional conservation-style roof lights and service door, there by granting service access to the roof at the front roof slope.
June 2016

1.0 Introduction

101 Regents Park Road is a 4 storey terrace building. The ground is currently used by a restaurant "Green-berry" whereas all floors above are divided into 3 self-contained flats each taking up one storey. The only is exception is 3rd floor which also incorporates the loft space and is an open plan 1 bedroom flat split across two levels. As this flat is occupied by a family with one teenage child our proposal is to convert this portion of the building into a self-contained 2 bedroom flat providing separate bedrooms for all family members.

The front of the property is situated within Regents Park Road, which serves as a local high street. The main entrance to the property is also a communal entrance to the flats and it is opening onto this main pedestrian highway.

The rear elevation access is enclosed and only accessible through “Greenberry”. View from one of the rear roof slope skylights reveals area inside the block encircled by Regent’s Park Road, King Henry’s Road and Erskine Road that is currently being redeveloped as shown on the picture below. The same area appears to be enclosed with a high perspective of dwellings formed along surrounding streets.

The property is within the Primrose Hill conservation area.

2.0 Proposal

The proposal is to create two bedrooms in the loft space from what is currently serving as an 1 open bedroom flat with a balcony overlooking the living space at the level bellow.

In order to provide a sufficient amount of space and satisfying minimum head height requirements it is proposed to form a dormer to the rear roof slope. This proposal would also include an addition of 2 conservation-style Velux rooflights to the front roof slope with a small Velux door granting service access to the roof top.

The make-up of the dormers appearance would adopt a slate clad finish with timber windows and full height timber glazed doors with black wrought iron balustrade fixed in front.

The conservation Velux roof lights and the conservation Velux roof door provided to the front roof slope would be a dark grey standard colour. Velux roof lights would be fixed flush with the roof plane of the roof slope.

The materials proposed are:

- Vertical slate to dormer walls with finish similar as to the existing roof slope
- Lead abutment flashings
- 2 Conservation Velux windows in a dark grey metal exterior finish
- 1 Conservation Velux door in a dark grey metal exterior finish
- White gloss timber windows to the dormers
- (Existing windows and doors consist of PVC-u and timber)

2.0 Design

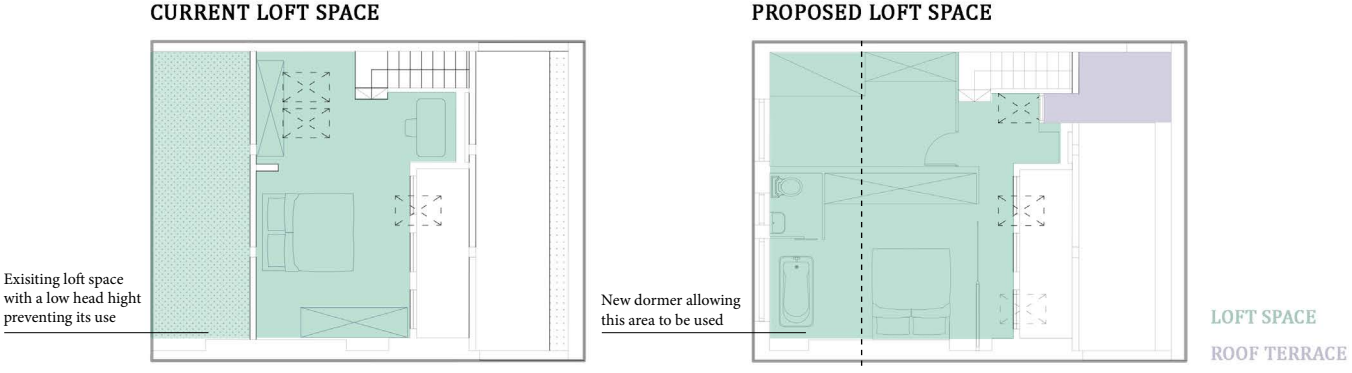
The addition of the dormers proposed are similar to those found within the same road and surrounding area, the majority of designs to the rear roof slopes are of a variety of widths and appearances. Our aim is to achieve a suitably sized dormer and achieve characteristics of the existing building itself.

From viewing the front of the property from Regents Park Road and Berkley Road it proved difficult to see the roof line of the subject property. The presence of the high level parapet wall to 99 Regents Park Road obscures any views of adaptations such as the roof lights proposed.

Above: View to the front roof slope of 101 Regents Park Road showing the variation of roof lines with standard rooflights and small dormers facing the highway. Note the high level parapet wall to front elevation.

3.0 Amount

The proposed loft conversion does not increase the footprint area of the property. The addition of the roof slope will increase the useable floor area by approximately 15m^2 which will be achieved by intoducing a dormer on the rear roof slope.



4.0 Layout

The existing loft space which currently serves as an open plan bedroom with an internal balcony overlooking the living room at lower level; by our proposal re-designes this area to become a 2 bedroom space with one bedroom containing a WC/shower room and free standing bath tub. Upper level bedroom will be connected to the living space by an existing internal stais. The living space at the lower level will keep its predominantly open plan layout with a shower/WC and lobby remaing separate.

5.0 Appearance

The property consists of standard slate covered pitched roof with a high level parapet wall formed to the front elevation and standard eaves to the rear.

The front roof slope cannot be seen at low level from the highway due to its high level and parapet . Therefore the roof light proposal and low Velux door to access the roof would not harm the appearance of the building and would not affect the street scene of Regents Park Road.

The existing rear elevation of the property consists of mainly facing brickwork. The main roof has a slate roof covering and this is difficult to see at low level. Our proposal would allow slate coverings to the dormer walls, this would allow an even blend and prevent an intrusive appearance. The proposed dormer would be no higher that existing ridge line staying in the plane of the rear wall.

It is considered that the materials used to create the façade of the dormers present a well- balanced appearance to the elevations.

7.0 Landscaping

The subject property does not benefit from any outdoor garden space. Proposed roof acces area at the front roof slope is to be used for the roof maintance purposes only.

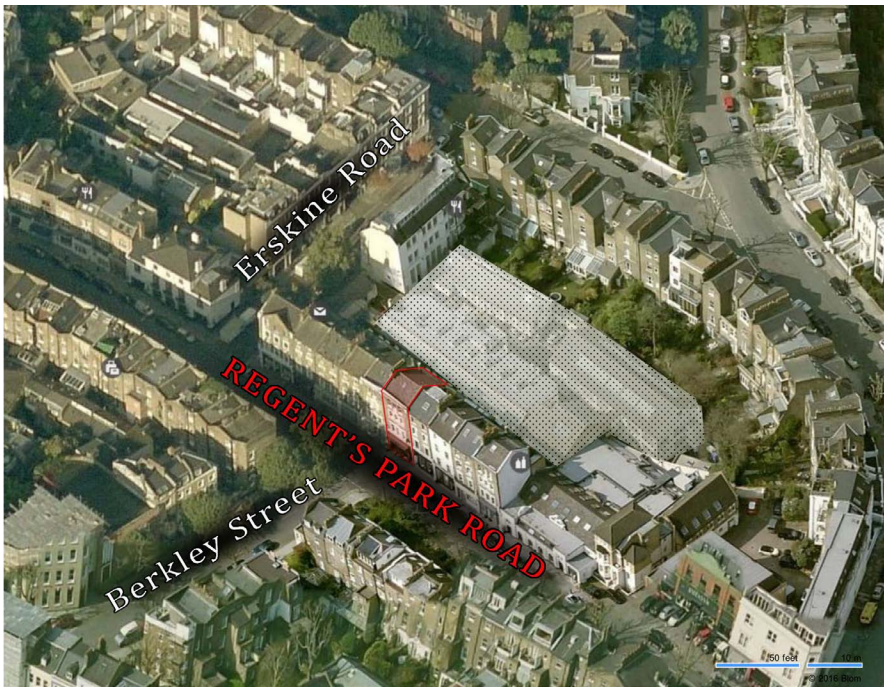
Access to and from the property is unaltered.

8.0 Energy efficiency

Our proposal would provide a high level of thermal insulation to the converted loft conversion. High grade insulation would be provided to all elements of the roof conversion and this would increase the energy efficiency of this portion of the building in line with current building regulation standards.

Sound proofing between the flats would be provided between neighboring walls , with thermal insulation to the party walls as well as dormer roof top.

In order to reduce the carbon footprint of this household and further improve its energy efficency, we also propose the introduction of a range of south facing solar panels to be installed over the flat roof dormer.



Satellite image showing 101 Regent's Park Road also indicating area currently being redeveloped

Satellite image showing north view of Regent's Park Road terrace block also revealing presence of various roof extensions and number of roof lights to the front and rear roof slopes.