

## **Unit 4C Park End NW3 2SE.**

### **Design & Access statement in connection with the addition of two dormer windows.**

#### **1.0 Introduction.**

Park End is a thriving courtyard development of various small commercial premises and residential units within the South Hill Park Conservation Area. Comprising modest two storey buildings that post-date the prevailing architectural character and style of the conservation area the units were formally workshops but over time most have been converted to more contemporary uses.

4C is a first floor, workshop / office unit with a GIA of approximately 74m<sup>2</sup> including a 12m<sup>2</sup> mezzanine floor. A corrugated asbestos / cement sheet hipped roof with a continuous run of rooflights on the front and rear elevations spans over both 4C and 4D, the neighbouring first floor unit. Elsewhere around the courtyard flat roofs and cement /fibre slate roofs are evident.

#### **2.0 Purpose of the development.**

The unit has become increasingly short of storage space over the last five years and various solutions have been considered. Increasing the cupboard accommodation was found to be a short-term option and extending the first-floor area is not feasible but doubling the mezzanine floor area is possible. However, due to the roof pitch the floor to ceiling height quickly reduces to less than 1.5m. For that reason it is proposed to apply for planning consent to install a dormer window on the front and rear elevation to give a floor to ceiling height of 2.2m over the mezzanine extension.

#### **3.0 The development proposals.**

In order to enable the mezzanine extension it is proposed to carry out the following external work to the front and rear elevations of unit 4C:

- Erect scaffold with temporary roof structure over.
- Remove a section of the existing single glazed steel framed rooflights.
- Remove corrugated asbestos cement roof finish sheets.
- Erect dormer windows.
- Replace corrugated asbestos cement sheets with corrugated cement / fibre sheets to match.

In addition, it is proposed to take this opportunity to install new roof insulation to meet the current building regulation standards.

#### **4.0 Planning history and planning considerations.**

Several planning applications, made in the mid 1990's, relating to the complete unit described as no.4 and now housing units 4A to 4D can be found on Camden's public access planning application record. Some were withdrawn whilst others in connection with additional windows in front and rear elevations were successful. The latest application PW9903034 was withdrawn in July 2000.

When considering the dormer window design, it is noted that whilst many of the properties in Park End have undergone conversion and modernisation the development still retains its original

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light-industrial architectural vernacular. For that reason, we have included a flat roof over the dormers rather than a gable ended roof which is more suited to traditional house architecture. Asphalt had been considered as a suitable roof finish due to the low pitch but on further consideration a GRP roof finish has been selected to mimic the lead clad cheeks and batten rolls introduced to add articulation to the flat roof.

Due to the orientation of the proposed dormer windows they will not have any effect on the daylight and sunlight entering the neighbouring properties.

#### **5.0 Access.**

The existing mezzanine storage area is accessed from the first-floor office via a timber staircase. This will be maintained in its existing location and so the mezzanine extension and dormer windows will have no deleterious effect on either the existing office access arrangement, public transport links or local parking density.

#### **6.0 Summary.**

The rear wall, forming the boundary to Hampstead Heath, is largely hidden by mature trees, evergreen shrubs and Ivy but brick banding courses and coloured brick patterns can be identified in places, although they remain largely unseen to the casual observer. Similarly, the rear elevation dormer window will remain largely unseen from "The Heath". In the event the mature trees and the shrubbery are cleared the rear Dormer could be considered a minimal addition to the complete roof which spans over both 4C & 4D.

Due to the presence of the existing rooflights we do not believe the dormer windows will detract from the amenity of the Park End businesses and residences or the enjoyment of those using The Heath.