



138 Fleet Road,
NW3 2QX

Design & Access Statement

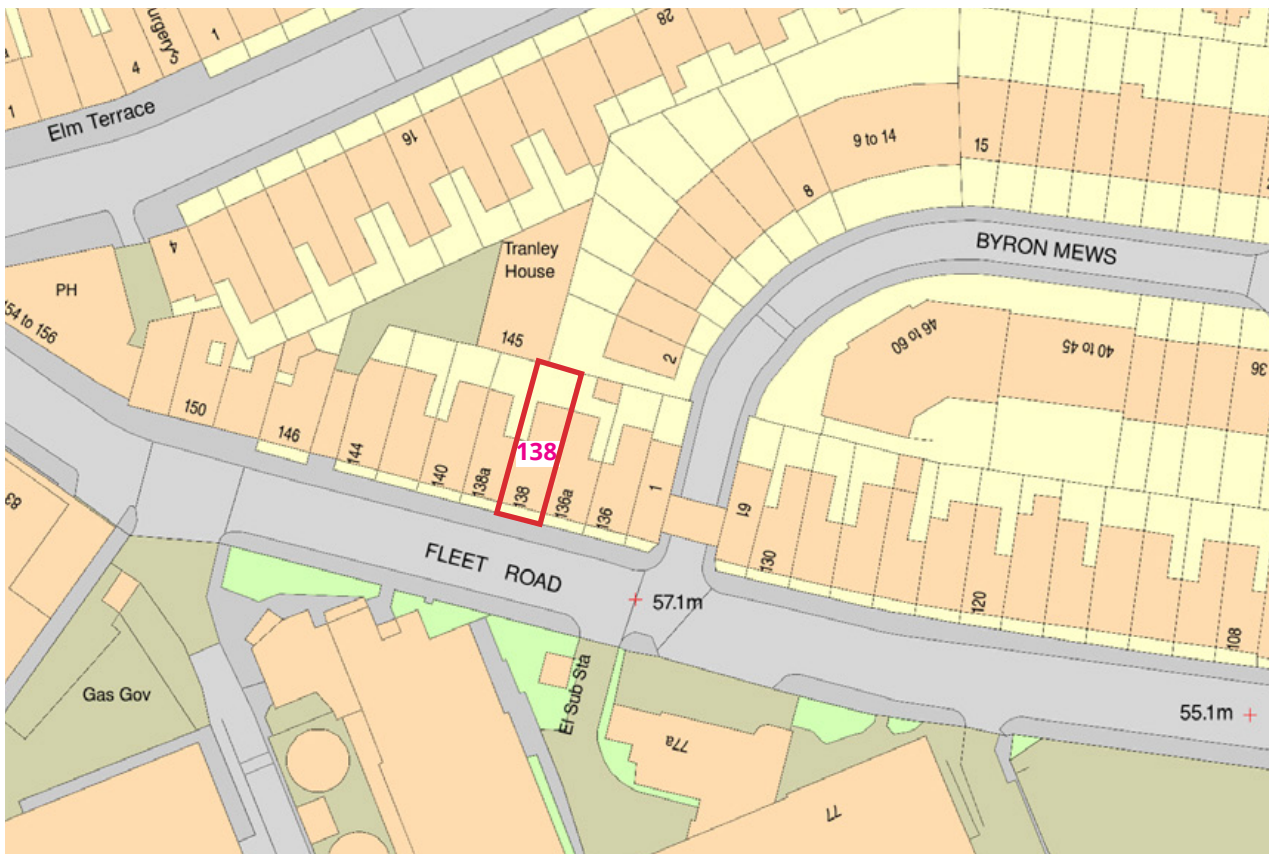
Introduction

This application is for a roof extension to 138 Fleet Road, NW3. The top floor flat is currently one of three single level units across the three storey building, and the proposal would make the top floor flat into a double level unit within a four storey building.

The property sits around the upper end of Fleet Road and is within the Mansfield Conservation Area. It is towards the lower end of a row of 7 adjoined terraced properties, which are similar to the terraces along the full length of Fleet Road, with a 'butterfly' roof set behind a raised stone parapet facing the street.

Byron Mews, a private road also within the conservation area, sits close behind the site, and is characterised by a similar style of terraced properties, with 3 level behind the main brick facade, and the majority of which has an additional habitable level with a mansard roof.

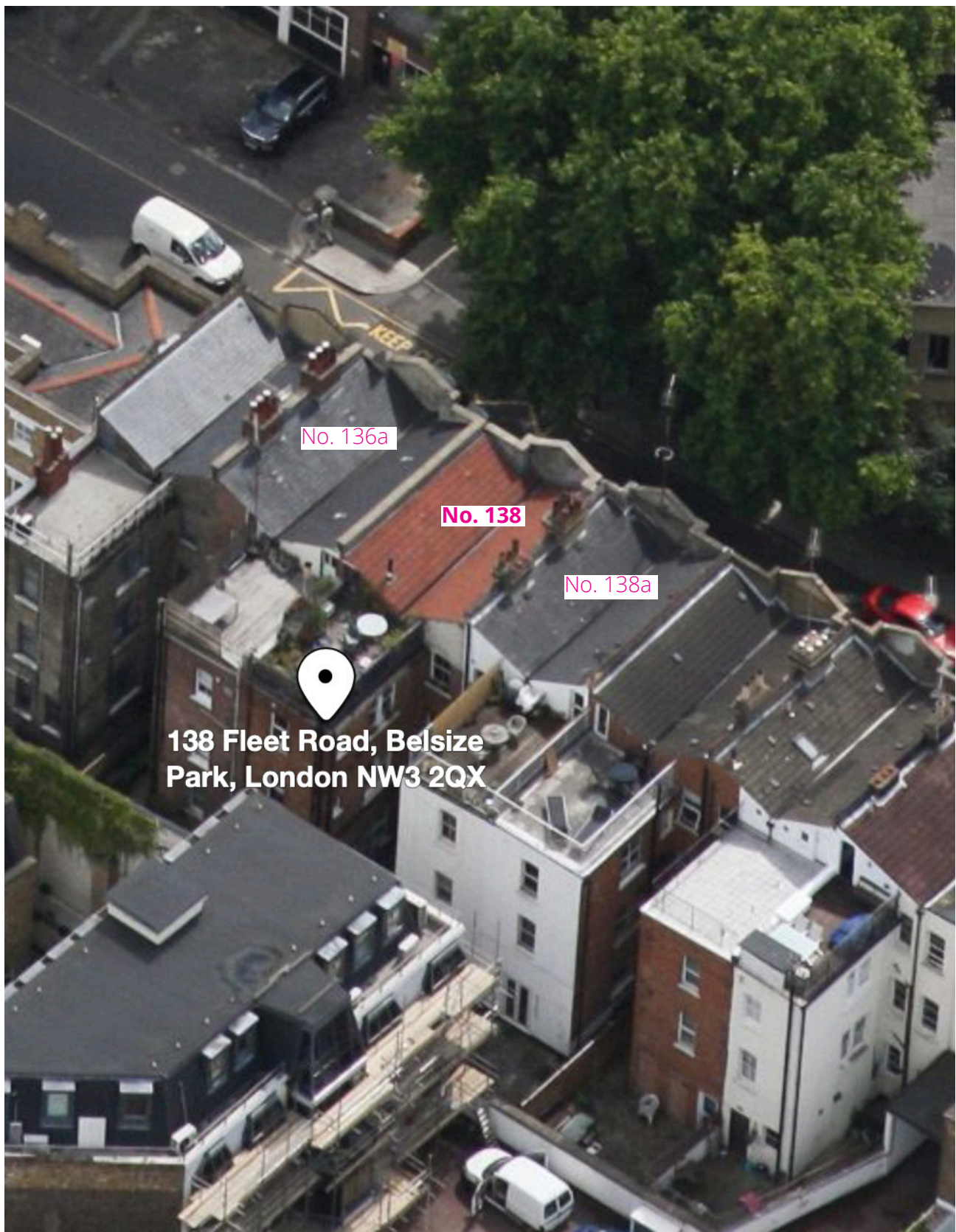
The rear of the property is not visible from any public space, and is only partially visible from Byron Mews. On the opposite side of the street to the front of 138 Fleet Road is a series of buildings of mixed use set within an open space, including a 14 storey tower that is approximately 32 meters from the face of 138 Fleet Road.



OS Map (not to scale)



View of front of property from Fleet Road



Bird's Eye View of Rear of Property

Proposed Design

There are three main components to this proposal:

- Demolishing an existing butterfly roof and 2x chimneys.
- Constructing a new mansard roof extension that is both set back and angled back with proportions that match existing roof extensions on Fleet Road and as is commonly throughout the conservation area. At the front of the proposed extension are two timber framed sash windows within conservation-style dormers, and to the rear is a larger part hinged, part sliding door set within a dormer. The roof is gently, double pitched and includes 3x fixed rooflights. The brick parapets will be raised and the chimneys will be rebuilt higher, all in proportions and materials to match existing.
- Replacing the balustrade surrounding the existing roof terrace to the rear with higher balustrading and in opaque glass to the side; meeting current building regulations and providing greater privacy.

Appearance

As demonstrated on PL.05, the sightlines are such that the roof extension will be hardly noticeable from the street view; only the top of the mansard and brick parapets will be partially visible. The visual impact would be no greater than of already built and/or consented similar proposals on Fleet Road.

To the rear, the glazing type and balustrading would be more contemporary in nature, whilst the size and form would remain clearly subservient to the host dwelling. The materials used would be similar as has been consented and built elsewhere in the conservation area, as shown on Page 4 of this document.

Access

Access to the new floor level would be via a staircase from the existing floor below, which in turn is accessed from a communal stairwell in the building. The general strategy for access therefore remains unchanged.

The proposal will not have any impact on public routes.

Precedent

At the lower end of Fleet Road, which comprises terraces of similar style and proportions, No. 60 and No. 64 have previously built consented mansard roof extensions. Both of these projects included the enlarging of the brick parapet wall, and the rebuilding of the 2x chimneys.

In 2019, No.62 Fleet Road was granted approval to build a similar mansard roof extension.

The proposal at No. 138 Fleet Road aims to match the principle of these 3x projects.



No.60 Fleet Road: Application No. F9/2/A/30807

No.62 Fleet Road: Application No. 2019/5819/P

No. 64 Fleet Road: Application No. 33792/R1

Precedent

In plain sight from the rear of all the upper flats on Fleet Road is the loft conversion at No.4 Agincourt Road that was consented in 2016 and built in 2018. The dark metal frames is similar as is proposed at No.138 Fleet Road within this application.



No.4 Agincourt Road: Application No. 2016.4617/P

Policy

The Camden Planning Guidance (Design) states that roof extensions are acceptable where:

- Good quality materials and details are used and the visual prominence, scale and bulk would be appropriate having regard to the local context.
- There is an established form of roof addition or alteration to a group of similar buildings and where continuing the pattern of development would be a positive design solution.
- Alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form.

The Camden Planning Guidance (Amenity) states that balconies and terraces are acceptable where:

- They are carefully sited and designed to reduce potential overlooking of habitable rooms or gardens of neighbouring residential buildings.

Conclusion

In our view the proposal is fully in keeping with the principles set out in the Camden Policy Guidance, and is similar to established precedent within the same conservation area, and therefore should be supported and recommended for approval.