

Design Access Statement

7 Perceval Avenue NW3: Replacement Roof

Introduction

Fabric Space are applying for permission to replace the roof finishes, which have reached the end of their useful life as shown below.

London Borough of Camden, in emails from Jennifer Watson on 11th and 15th December, has indicated that a planning application is not required to replace finishes if they are of a similar appearance to the current tiles. Fabric Space would like to ensure that there are no grey areas such as:

- Selection of matching tiles and how to treat the junction between 9 and 7, where the difference between new and old tiles will be most visible.
- Increasing the width of dormer window cheeks to include insulation
- Detailing of dormer window roofs to include insulation

We are therefore submitting a planning application to ensure clarity prior to undertaking work.



Missing and broken tiles and repairs to 7 Perceval Avenue's roof

Decaying lead cheek of rear dormer window of 7 Perceval Avenue.

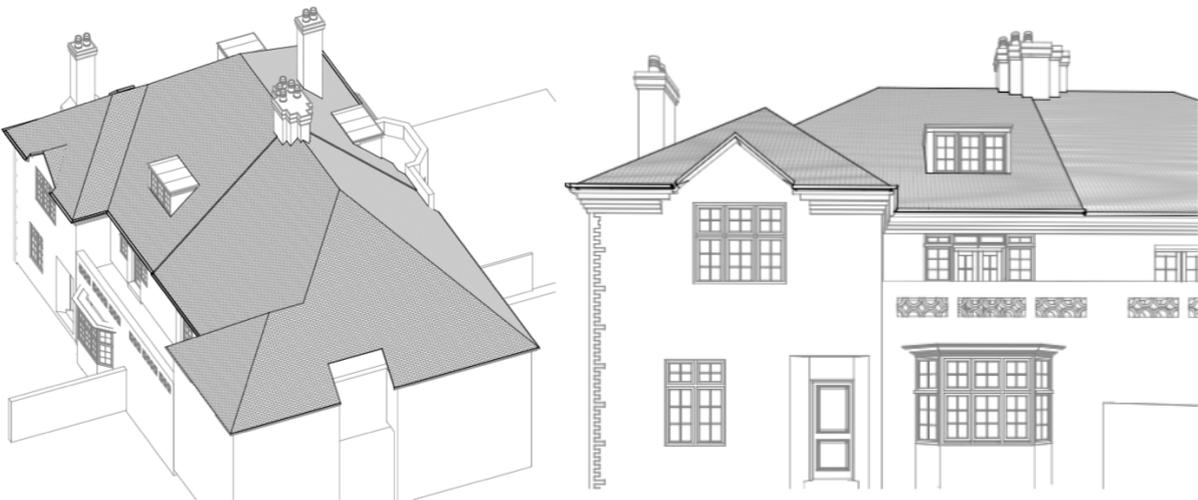


Design Solutions

We looked at three options for the main roof as below: -

1. Increase the roof height and insert insulation between and above the rafters. This would result in a step in the roof finishes alongside number 9 with a lead flashing,
2. Increase the roof height and insert insulation between and above the rafters and create a parapet wall along the party wall facing the front to mask the change in roof level, while creating a step towards the rear as the roof is partially masked by a parapet wall and the view is less prominent, or
3. Replace tiles and retain the existing roofline, with some insulation in the existing rafter zone and additional in the dormer windows and roof voids, subject to building control approval.

All three options involve replacing the existing sarking boards with struts or noggins to stabilise the rafters to create additional space for insulation and ventilation.

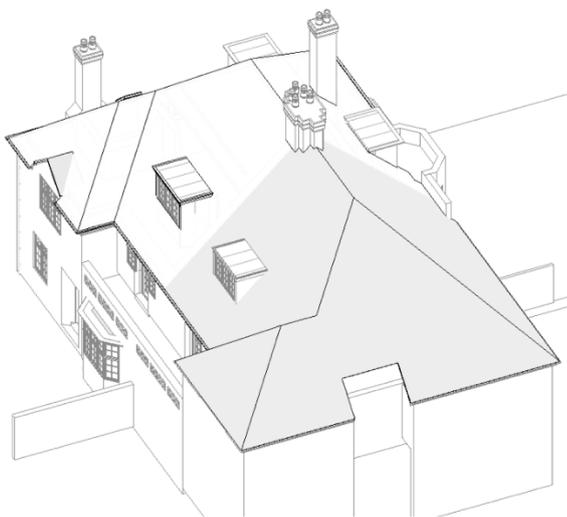


Option 1: Increased roof height and a step in the roof level at the boundary



Option 2: Build a parapet wall at the front over the party wall to mask the change in level and any difference in the appearance of new and old tiles

Option 2:
Example of a parapet wall on party wall at 2 and 4 Perceval Avenue. Roof finishes have been renewed on one side.



Option 3: replace tiles, keeping to same roof height – note new tiles will have a slightly different appearance.

Planning Considerations

Main Tiled Roof

Correspondence with Camden's planning team (Jennifer Watson) has established that a planning application would be required for increasing the ridge height if option 1 or 2 were pursued. The outcome would depend on whether such development is commonplace on the street. If it 'sticks out' then such an application wouldn't be looked on favourably.

Camden's planning team also confirm that the Fitzjohns Netherhall Conservation Area (in which the building is located) does not have an Article 4 direction removing permitted development rights, which means that a householder planning application is not be required to remove and replace the roof finishes if they are of a similar appearance to the current tiles.

Examples at numbers 10 and 12, have new tiles on the roofs, but there are no records of planning permission having been granted. However, as neither of these precedents are semi-detached houses, they have not required the same consideration of the junction between new and existing finishes.

This application seeks agreement that a clay, plain, tile such as the Keymer Goxhill range is acceptable for 7 Perceval Avenue.

The planning issues regarding three possible approaches to re-roofing the building are:

- 1. Increasing the main roof height – adding a step at the junction with no. 9:** Since the building was designed to look like large single mansion (albeit with two front doors). A step in the roof, and particularly the lead flashing required, will result in a more obvious separation and result in an appearance of semi-detached houses. Therefore, this is not preferred.
- 2. Increasing the main roof height – inserting a parapet wall at the junction with no. 9:** This is quite a common detail, but does change the impression of a single large mansion, as described above, which will no longer match the adjacent identical pair (3-5 Perceval Avenue). 2-4 and 6-8 on the other side of the street have such a parapet detail to the party wall. These are a different style of house and even if the approach was deemed acceptable from a conservation point of view, the construction of a parapet, corbelling, changes to the gutters, additional leadwork to no. 9, plus agreements and party wall awards with neighbours, will increase the complexity and cost of the project unnecessarily, and possibly make it uneconomic.
- 3. Replacing tiles and retaining the existing roofline:** Any change in the tiles will be visible at the junction with number 9, so very careful selection of replacement tiles will be needed. Investigations have suggested that the existing tiles are too brittle to re-use, and will not provide sufficient longevity.

Conclusion: Option 3, replacing the tiles at the same roof height is the most appropriate solution.

Lead Dormers

Adding insulation to the roof will increase the height of dormer roofs, which is permitted development as long as roofs project no more than 150mm from the existing roof plane. Increasing the depth of the cheeks is not clearly permitted development, and therefore part of the application. With some careful detailing to fascias a pleasing result can be achieved and the overall gain in width is indicated on submitted drawings.



Option 3: Existing and Proposed view of roof and dormer windows, showing raised dormer roof and thicker cheeks with indicative detailing.

Material and Design Examples



10 Perceval Avenue - Replaced roof and dormer windows



New dormer window to 10 Perceval Avenue, with thicker leadwork roof and cheeks compared to traditional dormer windows



12 Perceval Avenue - Replaced roof.



Proposed finish: tile with natural variations in shape and tone, such as Keymer Goxhill handmade plain tiles. This tile is supplied in three different colours so the best match from this or a similar range would be selected after viewing sample panels on site.