



DESIGN AND ACCESS STATEMENT FOR
**EXTERNAL ALTERATIONS TO ROOF FINISH AND
SKYLIGHTS**

AT

93 Patshull Road
LONDON
NW5 2LE

PROJECT P-21073

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Planning permission is sought for the replacement of the existing flat roof asphalt layer at loft level with new metal finishing material, replacement of 2No. skylights at loft level and replacement of 2No. skylights at ground floor level with 1No. large skylight.

1. BACKGROUND AND BRIEF HISTORY

1.1 DESCRIPTION OF PROPERTY

The property concerned is located at the eastern end of Patshull Road, London. No. 93 belongs to a road where buildings have a residential use and similar architectural characteristics. The existing dwelling is a mid-terraced three-storey early Victorian house within the Bartholomew Estate Conservation Area.

These houses are four storeys high, the top part being within the slope of the roofs. The front south elevation is in London stock bricks with soft red dressings to the window reveals in the stringcourses and picking out a diamond pattern at the party wall positions.



The sloping areas of the roofs are tiled. On the centre line of the terrace there is a flat roof. These attic rooms are part of the original design and most of the properties in the street have skylights and have been extended at ground and first floor level mainly.

No. 93 in particular has a skylight at the front, a pair of skylights on the flat roof and a dormer window at the back of the loft. At ground floor level, planning permission was obtained for an extension with two skylights, which are now intended to be merged in a large single one.

The surrounding area is mainly residential with some shops and with a commercial street (Kentish Town Rd) just 5 mins walk from the property. The site is rectangular in shape and is situated on a road with access for pedestrians and vehicles.

The building lies within a designated conservation area called Bartholomew Estate, but it is not a listed building or a locally listed structure.

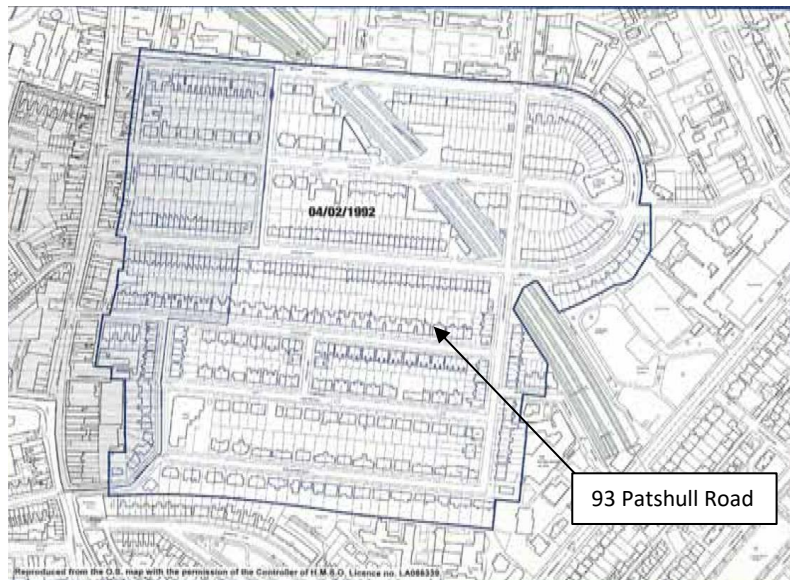
1.2 BARTHOLOMEW ESTATE CONSERVATION AREA:

The Bartholomew Estate Conservation Area is a compact and well preserved Victorian residential development, which has changed remarkably little over the last 150 years. Built over a twenty-year period with a clearly defined boundary and homogeneous landscape, the area is clearly identified from the surrounding urban context.

The land is relatively flat in topography, gently sloping uphill in a northeast direction and has a distinctive urban grain. The core of the Conservation Area is a regular grid pattern of continuous ribbon development along streets running perpendicular with Kentish Town Road and Camden Road. Less developed streets which has resulted in the formation of a superior set piece of Victorian townscape planning.



* Camden and the location of the Conservation Area



* Boundary of Conservation Area, designation date (04/02/1992) and archaeological priority area (darker blue)
The property under consideration (60 Patshull Road) does not belong to the archaeological priority area.

2. PLANNING CONSIDERATIONS

2.1 PROPERTY PLANNING HISTORY

The relevant property has previous Planning Applications submitted to Camden Council:

Application Number	Site Address	Development Description	Status	Date Registered	Decision
2008/2163/P	93 Patshull Road London NW5 2LE	Installation of new front dormer window to replace an existing velux rooflight to dwellinghouse.	FINAL DECISION	13-05-2008	Refused
2008/0439/P	93 Patshull Road London NW5 2LE	Installation of new front dormer window to replace an existing velux rooflight to single family dwellinghouse (Class C3).	WITHDRAWN	25-02-2008	Withdrawn Decision
2007/3590/P	93 Patshull Road London NW5 2LE	Erection of two storey rear extension to the existing single family dwelling (C3 use) following the demolition of the existing two storey rear extension.	FINAL DECISION	31-07-2007	Granted
9560117	93 Patshull Road NW5	Demolition of existing rear ground floor extension and roof to the first floor rear extension as shown on drawing number 95-564-01.	FINAL DECISION	18-05-1995	Grant List.Build. or Cons.Area Consent

2.3 OTHER RELEVANT APPLICATIONS IN THE AREA

There are other similar planning applications in the area where alterations have been proposed for the roof materials or openings, as well as for ground floor rear extensions and alterations.

See references below:

No.60 Patshull Road:

2021/0298/P	60 Patshull Road London NW5 2LD	Enlargement of the existing rear dormer at roof level and replacement of fake slate roof tiles with new natural slate tiles.	FINAL DECISION	19-02-2021	Granted
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No.14b Patshull Road:

<u>2019/4507/P</u>	14b Patshull Road Kentish Town London NW5 2LB	Installation of 3 roof lights to rear roof slope and erection of railings to form a rear roof terrace at second floor level with associated alteration to rear window to form an access door	FINAL DECISION	03-10- 2019	Granted
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No.70 Patshull Road:

<u>2019/0753/P</u>	70 Patshull Road London NW5 2LD	Installation of 2 rooflights within front roofslope.	FINAL DECISION	11-02-2019	Granted
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No.21 Patshull Road:

<u>2018/2545/P</u>	21 Patshull Road London NW5 2JX	Erection of a single-storey ground floor side extension; Erection of dormer roof extensions to side and rear roof slopes; Alteration of existing ground floor rear door and window	FINAL DECISION	05-07- 2018	Granted
<u>2018/1068/P</u>	21 Patshull Road London NW5 2JX	Erection of dormer roof extension to side roof slope	FINAL DECISION	27-03- 2018	Granted

No.47 Patshull Road:

<u>2013/6676/P</u>	47 Patshull Road London NW5 2JX	Erection of single storey rear extension with lantern rooflight to single dwellinghouse (Class C3).	FINAL DECISION	18-10- 2013	Granted
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No.91 Patshull Road:

<u>2010/1029/P</u>	91 Patshull Road London NW5 2LE	Replacement of roof lantern with sloping rooflight to dwelling house (Class C3).	FINAL DECISION	14-04- 2010	Granted
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No.34 Patshull Road:

<u>2007/4045/P</u>	34 Patshull Road London NW5 2JY	Installation of new rear roof dormer window to replace existing to single family dwelling (C3).	FINAL DECISION	17-09- 2007	Granted
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3. DESIGN STATEMENT

3.1 INTRODUCTION

The proposal is for the replacement of the existing flat roof asphalt layer at loft level with new metal finishing material, replacement of 2No. skylights at loft level and replacement of 2No. skylights at ground floor level with 1No. large skylight.

Long lasting and traditional materials will be used to carry out the proposed alterations while making the house watertight and efficient from an energy point of view.

This proposal has limited impact on the external appearance of the building. It will be respectful with the layout and original features.

Architectural drawings are submitted as part of the application and a more accurate description is included in this same document.

3.2 GENERAL LAYOUT

The building will retain the total of 4 levels for this single dwelling house with exactly the same internal spaces. Therefore, the existing layout will not change.

3.3 DESIGN CONSIDERATIONS

The existing roof is covered with an asphalt finish painted with a reflecting paint, both of which have deteriorated over time and are creating punctual leaks internally.

The existence of two large solar panels placed vertically on top of a concrete joist has caused more damage to the flat roof finish and therefore it is proposed to remove the panels and concrete joist, as well as the poor-quality roof finish to replace it with zinc sheets and lead perimetral flashings in their junction with the side parapets and pitched roof.

The existing skylights are of small size and the kerbs are not watertight, which is also a potential problem in case of heavy rain. Those skylights are meant to be for a pitched roof, while they have been installed on a flat one. The proposal is to install slightly larger flat roof skylights with an opening system that allows for access in case maintenance or repairs to the roof are necessary. The current skylights are so small that it makes it difficult to access the flat roof through them.

The rear dormer will remain intact apart from the roof covering and lead flashing.

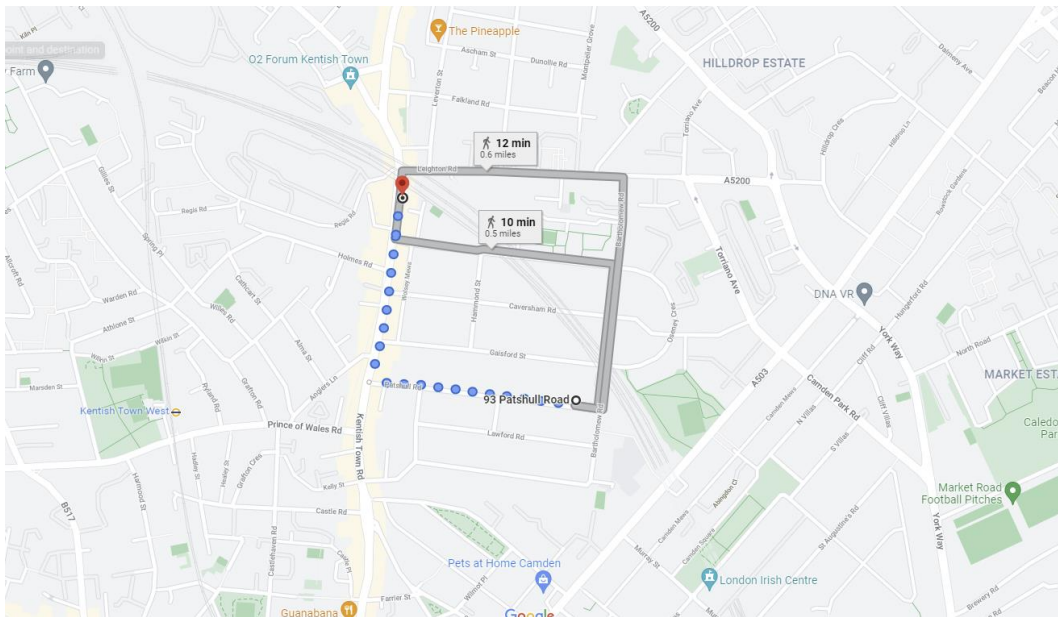
At ground floor level, the rear extension was proposed and built with two small, pitched roof skylights.

The proposal consists of merging the size of them into one single skylight that covers the original glass area and the opaque construction between them.

This new skylight will allow for more light in the existing living and dining room, and it will not be seen from the street, and it will hardly be seen from neighbouring properties.

All new skylights will be of similar characteristics and materials as the existing ones.

4. ACCESS STATEMENT



The property is located within a residential area. Site will remain as existing; therefore, no public means of access will be affected. The site is served by the existing access from Patshull Road, and the main entrance will remain unaltered. The proposed alterations in the existing building will not have any effect on the current accessibility to the building. The access to every floor is an existing staircase which will not be modified.

5. CONCLUSION

In conclusion, the proposed alteration makes best use of the previously developed site with the roof changes. The building sits comfortably in the street scene and respects the adjacent properties in terms of design and protection of amenity, creating high quality architecture, therefore, no internal alterations to the layout are proposed in this application.

The appearance of the front elevation will not change, apart from the removal of the solar panels and concrete base. However, all those changes at roof level cannot be seen from the street level, due to the significant height of the existing buildings and the lack of vision angle from the opposite pavement.

The rear elevation will be modified due to the replacement of the rear skylights at ground floor level. The aesthetical view and architectural value of the property will be improved due to the use of better-quality materials, removal of detrimental features (solar panels, asphalt material, etc).

These changes will be in relation to the design of same architectural characteristics of the existing building and the Conservation Area policies.

The materials which are proposed to be used externally will match the existing building materials without resulting in any harm to the amenities.

The proposal has intended to avoid the disturbance of any neighbour and will have a limited impact on the surrounding area.

We believe it is respectful with the Council and Conservation Area policies and should therefore be granted.