

COOK TOWNSEND CHARTERED ARCHITECTS

DESIGN AND ACCESS STATEMENT- MANSARD EXTENSION

FLAT 5, 2 ERSKINE ROAD, LONDON, NW3 3AJ

31<sup>st</sup> May 2022

## EXISTING PROPERTY

The property exists in the Regents Park Road North area of the Primrose Hill Conservation Area. It is part of a terrace of mid nineteenth century buildings on the south side of Erskine Road. The ground floor of the property No. 2 consists of a relatively modern shopfront, the communal entrance to the property's 5 flats (including Flat 5) and gated alleyway access to Erskine Mews. The 1<sup>st</sup> to 3<sup>rd</sup> floor North (street) façade consists of London stock facing brickwork and 3 rows of timber sash windows. The rear façade of the property faces onto Erskine Mews, and consists of a combination of timber sash and UPVC casement windows, along with the wastewater/rainwater pipes from the five flats.



*North façade facing Erskine Road*



*South façade facing Erskine Mews*

Above No. 2's ground floor shop and alley access there are five self contained residential flats spread across three floors- Flat 5 being the uppermost of these on the third floor. Flat 5 currently consists of two bedrooms, kitchen, living room and bathroom. The roof on top of Flat 5 consists of a butterfly/valley roof arrangement concealed from view behind rear and front parapet walls. As it stands, every other property within this terrace has already had 4<sup>th</sup> floor mansard extensions constructed.



*Existing roof*

### ***Relevant Planning History***

**2018/5459/P-** Flat 5, 2 Erskine Road- Application for Mansard Roof Extension- granted but not executed

**2012/6566/P-** Flat 5, 2 Erskine Road- Application for Mansard Roof Extension- granted but not executed

**2003/0639/P-** Flat 5, 2 Erskine Road- Application for Mansard Roof Extension- granted but not executed

**2013/7742/P-** Top Flat, 1 Erskine Road- Application for Mansard Roof Extension- granted and executed

**8903117-** 3 Erskine Road- Application for roof extension at 4<sup>th</sup> floor level to provide additional bedroom and balcony- granted and executed

## **DESIGN**

### ***Design within context***

The guidance set out in “Home Improvements CPG January 2021” (and the now superseded document “CPG1 Design”) has been followed in the design of this mansard proposal- ie. the setting back of the 70° mansard roof slopes from the inside face of the retained parapet walls, creating a suitably deferential appearance for the new rooftop extension. This is a continuation of design principles for the previously approved schemes for mansard extensions at 2 Erskine Road, as well as the executed mansard extensions at numbers 1 and 3.

As with previously approved and/or executed mansard extension schemes, the proposed dormers consist of timber framed sash windows which are aligned with and no larger than the existing front elevation’s sash windows; their height is also restricted in order to make them barely visible from Erskine Road- and therefore suitably deferential to the existing building.

The South (rear) façade of the new mansard extension is to include 2 small balcony areas. The proposal achieves this in a similar way to the existing mansard extension at No. 1- with glazed doors set into the South facing 70° roof, and painted metal balustrades. A dormer sash window identical to the proposed dormers on the North façade is proposed in the centre- aligned centrally with the proposed 3<sup>rd</sup> to 4<sup>th</sup> floor staircase in order to give achieve maximum amounts of daylight and ventilation to this circulation route. The parapet wall is lower on this south façade than the north façade- and thus the dormer would be more visible- however, given that this it is still set back from the rear parapet wall and is not facing

the main street façade, it is proposed that this is a suitably proportioned and traditionally designed addition that is still deferential to the existing context, and would not harmfully impinge upon any of the adjacent Erskine Mews properties' light levels or views to the sky.

The 70° roof pitches on the North and South sides are to be clad in slates to match existing slate roofs in the area and on the existing roof, and the dormers are to be clad in lead or lead equivalent- ie. a material that has the same appearance as lead- in order to maintain the traditional materiality that is well established within the local context. The 9° roof pitches on top of the mansard roof are to be covered with EPDM single ply membrane- a matt black/dark grey roofing material- on the grounds that this modern material will be very durable but also invisible from any of the surrounding context.

The three, 3<sup>rd</sup> floor timber sash windows on the North (front) façade are to be replaced with double glazed timber sash windows to match existing- in order to improve the energy efficiency of the property whilst retaining the historical integrity of this facade. Two large windows on the South (rear) façade, which are currently upvc windows, are to be replaced with double glazed timber sash windows.

### ***Design of home***

As mentioned above, the living space is to include some small balcony areas to provide some outside amenity spaces for family life. This, combined with a flexible open plan living space on the 4<sup>th</sup> floor, is to facilitate an adaptable family home. The existing 3<sup>rd</sup> Floor walls and partitions are to be replaced with sound resistant partitions in order to greatly improve the sound insulation between adjacent rooms. The 3<sup>rd</sup> floor ceiling/roof structure is to be removed and replaced at a higher level- this provides a greater ceiling height for the 3<sup>rd</sup> floor rooms to create better family living spaces, as well as providing the opportunity to create a new floor zone that will be installed with a sound absorbing underlay.

### ***Design for sustainability***

As mentioned in previous sections, existing traditional windows are to be replaced with double glazed units to visually match the existing, in order to improve the energy efficiency of the property.

The new mansard roof is also to be installed with insulation that exceeds Building Regulations requirements of insulation (with a provisional u-value target of 0.14 being specified for the new roof construction).

Solar panels are proposed for the southern side of the mansard roof- on the upper 9° pitch section of the roof. They are placed in this south-facing position to be effective for receiving sunlight, invisible from Erskine Road and barely visible from the southern direction facing Erskine Mews.

## **LANDSCAPING**

Landscaping is unaltered

## **USE**

The use remains unaltered.

## **ACCESS**

Access remains unaltered.