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N050

ROOF TOP EXTENSION AND REPLACEMENT ROOF

39 HOLMDALE ROAD LONDON NW6 1BJ

DESIGN & ACCESS STATEMENT / PLANNING STATEMENT

39 HOLMDALE ROAD LONDON NW6 1BJ

PLANNING STATEMENT

Planning History 33-39 HOLMDALE ROAD:

Pre 2000 Conversion of plant room into living room Use of roof area to terrace
Grant
(IMPLIMENTED)

Record and details not available on Camden Web site

2013/0680/P New Dwelling

This application is wrongly referenced on camden's system as it is outside of the Freehold of 33-39 Holmdale Road . It actually sits between 31 and 33-39 Holmdale Road

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Application Context

39 Holmdale Road is the top floor flat of a 5 storey block of 33-39 Holmdale Road. The building consists on the lower 3 floors of one apartment / floor. One apartment (the application property) occupies the main top floor (3rd floor) and a much reduced foot print at roof level. (former services plant room)

The building is adjacent to terraced housing to the South and North along Holmdale Road, as well as opposite on the other side of Holmdale Road. The property benefits from a good sized shared garden space to the rear. Beyond the end garden wall is Emmanuel Junior School and Mill Lane Open Space

The building was built in the mid 1950's on a war time bombed out site at the end of a terrace of Victorian terraced houses at the top of Holmdale Road. The original block consisted of 4 purpose built flats and a roof level plant room. Built for the Police Service by Crown Estates. Around 2000, the property was sold off to the private housing market and the top two floors remodelled into one larger apartment, enclosing the deck access at this level and benefiting from the roof area at 5th floor level being utilised as a roof terrace.

Unfortunately the roof to the former plant room remained uninsulated after the re-modelling likely because of the 2200mm ceiling height.

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Proposals

The application proposals consists of 2 elements:

- 1) Replacement of the existing flat concrete (uninsulated) roof with a new pitched highly insulated roof
- 2) Extension of the roof level accommodation by 2.5 metres in depth, maintaining the existing width of the living space.

1) Replacement Roof

The removal of the uninsulated existing concrete slab and the installation of a heavily insulated timber structure pitched roof clad with zinc.

The proposal utilises existing drainage points, and provides the opportunity to install solar panels on the South West (Holmdale Road Elevation) facing pitch.

3 no. Rooflights are located on the NE elevation

The roof is extended over the South Facing gable top provide natural solar shading utilising louvres.

The North facing gable created will be built up in matching brickwork.

2) Extension of Living Room

The proposal is to extend the existing roof level living room by 2.5 metres in depth onto the existing roof deck. The extension is planned to be a slightly smaller width than the existing, maintaining the existing brick outer skin corner returns.

The end Southern wall is to be fully glazed with a sliding glass door.

The proposal is to clad the walls with zinc to match the roof. The zinc intending to reduce the perceived intrusion into the sky scape.

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Privacy & Outlook

The proposals have no impact on privacy and outlook for the neighbouring properties surrounding 33-39 Holmdale Road

The whole of the roof level at the 4th floor is currently roof terrace. The extended floor plan is within the central part of the roof area.

Roof lights on the NE roof plane have a minimum cill height of 1750mm
High-level glazing on the SW elevation (Holmdale Road) will have a cill height of 1750mm.



View 1

View from Holmdale Road (South West)

Note:

- Roof top structure not visible



View 2

View from Holmdale Road (North West)



View 3

View from Aldred Road (North West)



View 4

View of roof top living room roof terrace



View 5

View of interior of existing living space

Note:

- low ceiling and solid concrete slab roof