

## **ROOF EXTENSION, 27a ABERCORN PLACE LONDON NW8 9DX**

### **HERITAGE, PLANNING, DESIGN AND ACCESS STATEMENTS**

#### **1.0 HERITAGE**

- 1.1. 27A Abercorn Place is part of the St. John's Wood Conservation Area, and is considered a building of special merit, in common with almost all of the properties in that area..
- 1.2. The context is residential, Abercorn Place containing a mixture of mostly Georgian and Victorian houses, many of which have been converted into flats. A notable exception is the large, mid 20<sup>th</sup> century red brick mansion block immediately beside number 27A, at number 29.
- 1.3. Number 27a appears to have originally been a single house but is now divided into three flats. The flat in question occupies the first floor and the second floor, which is a converted loft, with a small dormer window facing a communal private garden area. The kitchen and living room are on the first floor as well as a double bedroom with ensuite bathroom and a toilet. The top floor contains two bedrooms and a family bathroom.
- 1.4. The building is designed generally in the classical Georgian style of the area , with a double hipped roof and wide chimney stacks each side. The walls are of traditional London stocks, the roof is covered in grey slates, windows are of painted timber, and there are six small rooflights serving the bedrooms and bathroom in the top floor, and one above the stair.
- 1.5. There has been a recent extension to the roof, to accommodate the stair to the two bedrooms. The extension is clad in lead and joins the hipped roof to the stack at the south west side. It is therefore hardly noticeable from the street.
- 1.6. Photographs of the front and rear are included with this application.

#### **2.0. DESIGN**

- 2.1. The intention is to provide a more generous dwelling with a larger living room on the top floor, with full ceiling height in the kitchen and living room area, while retaining the classical design of the property at the rear, without compromising the street view of the building
- 2.2. The bedrooms will be relocated to the lower floor, which will enable the creation of a generous ensuite bathroom as well as an internal family bathroom.
- 2.3. The enlargement of the top floor will be made possible by extending the rear wall up to just below the existing ridge level, with a shallow pitched roof and a traditional parapet wall at the rear
- 2.4. To maintain the classical aesthetic at the rear, there will be new timber sliding sash windows, lined up with and generally matching the design of those below. A façade of this type, with a parapet wall, is similar to many nearby properties, is a common design for numerous Georgian buildings and therefore will not adversely affect the conservation area.

3.5. At the front, the roof will be extended to the long chimney stack at the north east side north east side, matching the previous extension to the south west stack, thereby avoiding any harm to the building's appearance as seen from Abercorn Place. There also will be one 'conservation' rooflight at the front.

#### 6.0. ACCESS STATEMENT

6.2. All doors will have lever handles.

6.3. There will be no adverse effect on existing access within the dwelling.

#### 7.0. SUSTAINABLE DESIGN PRINCIPLES (REFERENCES ARE TO CITY PLAN POLICIES)

7.1. POLICY 32B: This policy refers only to major development so would not be applicable in this case.

7.2. POLICY 36 (energy) : For this development, i.e. a small extension to the loft of a single flat, it would not be possible financially or technically to ensure complete zero carbon emissions for the entire dwelling. However, the extension itself would not cause any additional carbon emissions.

7.3. POLICY 38D: 1. The proposed materials will definitely be of high quality and durable, as can be seen from the design and from the notes of materials. The roof membrane will have a 40 year guarantee, and the walls will be of solid stock brickwork.  
2. The floor area will be as flexible as possible regarding future use. The stud partitions can be easily demounted and reassembled.  
3. New fittings will be specified to ensure no more than 115 litres per day of water use and there will be no additional water runoff from the roof, which will have approximately the same surface area as existing.  
4. Provision will be made for possible future connections.  
5. No additional plant or machinery will be required, except for an extract fan for the additional bathroom.

7.4. BREEAM: A BREEAM assessment will not be possible for this building because access to the other two flats would not be accessible.

7.5. All the above should be read in conjunction with the heritage and design statements which comprise sections 1.0 and 2.0 of this document.