



45 Hamilton Terrace,
NW8 9RG

Design & Access Statement
10/11/2023

1.0 INTRODUCTION:

This Design and Access Statement has been prepared in support of a Household Planning & Listed Building Consent Application for 45 Hamilton Terrace, NW8 9RG.

This application seeks permission for the following works:

Externally:

- Demolition of the existing hipped roof and erection of a traditional mansard roof.

Internally:

- Construction of new staircase leading up to third floor roof space.
- Construction of additional bedroom and bathroom within roof space.

2.0 EXISTING:

Hamilton Terrace sits within the St. Johns Wood Conservation Area in the Borough of Westminster which is characterised by 19th century townhouses.

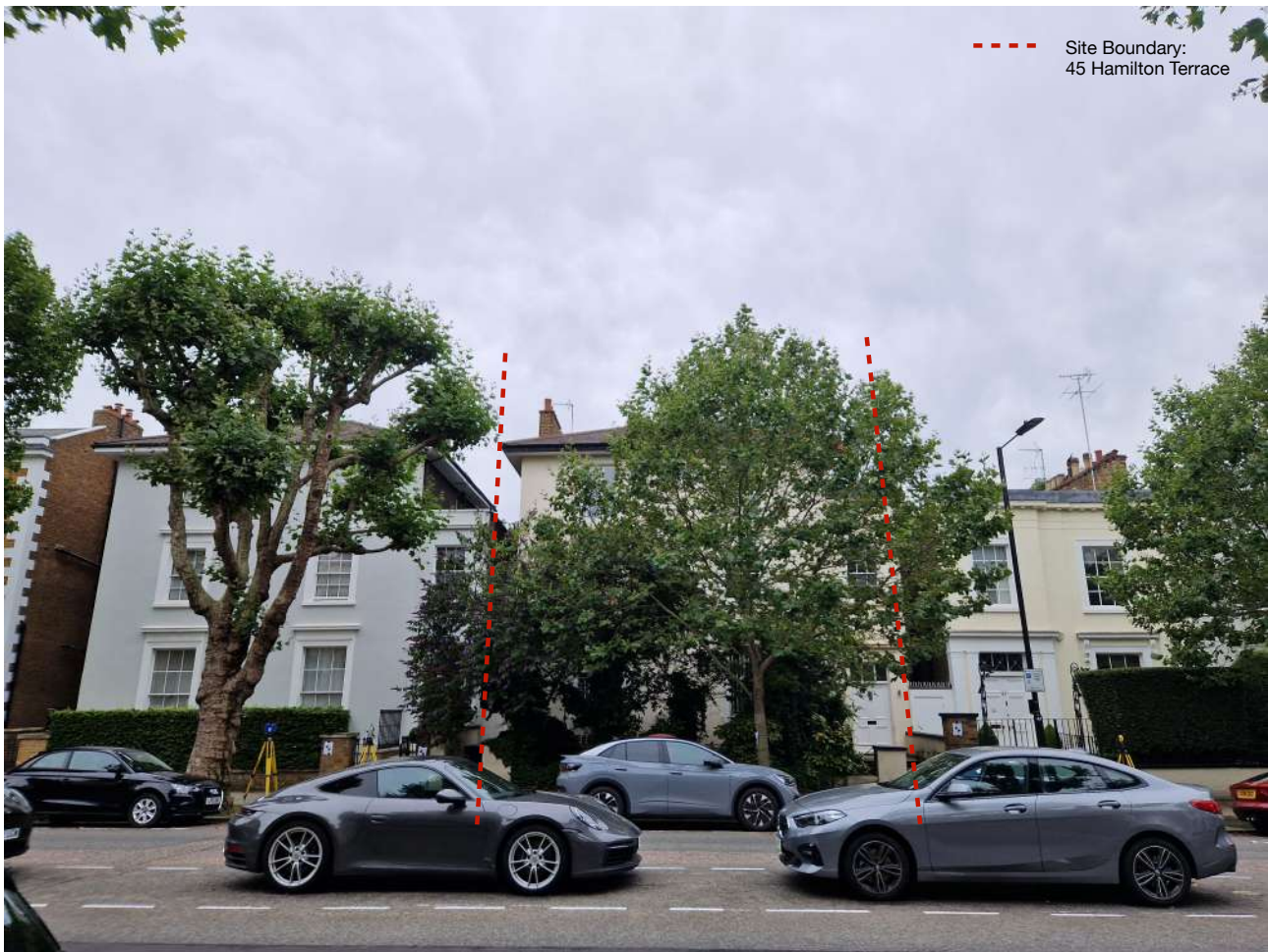
The site is a Grade II Listed 4 storey detached villa with a rear garden.

List Entry Number: 1357075

Date first listed: 01-Dec-1987

TQ 2082 NE CITY OF WESTMINSTER HAMILTON TERRACE, NW8 21/7 (west side) No 45 GV II House. Mid C19. Brick, stuccoed. Welsh slate roof. 3 storeys and basement, 2 bays, with recessed 2 storey entrance bay to right. Double doors with overlight in pilaster surround. Casement windows in architraves with hoods and balconies. Sashes with glazing bars to 1st floor. Casements to 2nd floor with iron balconies. Hipped roof. Included for group value only.

Listing NGR: TQ2641682608



--- Site Boundary:
45 Hamilton Terrace

Street View: North East Side of Hamilton Terrace

3.0 PROPOSED:

External Works and Roof Extension:

The proposal is for the existing hipped roof to be reconstructed as a mansard roof with one rear dormer window, one rear skylight and one side skylight. The proposed mansard is designed as a traditional double-pitch, set behind a parapet with a coping stone. The dormer is proposed to be timber frame, lead clad.

The proposed mansard roof seeks to enhance the elevations of the property subtly, whilst making use of loft space to improve the quality of existing units. The replacement of the roof overhang with a parapet lifts and highlights the elegance of the facade. This is a very conscious addition and maintains the historic architectural nature of the street; in contrast to many modern rear extensions along the street which could be considered unsympathetic.



Properties with mansard roofs

The existing streetscape is characterised by other mansard roofs and parapet (including the neighbouring property 47) details, this proposal has a visual coherence with the streetscape in this way. The front elevation of the property is largely hidden by large trees along the pavement and therefore any alterations to the roof will not impact on the overall streetscape.



Existing yellow London stock bricks - rear and side facades.



Existing stucco render - front facade.

It is proposed that the existing roof will be carefully inspected, stripped and dismantled, so the existing slate tiles, long timbers and boarding are reused, in line with planning Policy DES 9 C, significantly reducing the loss of historic fabric. Reusing nearly all the materials on site will greatly reduce the carbon footprint of the project and keep consumption of new materials to a minimum, prolonging the longevity of resources. Where additional supplements may be required, they will match the existing - maintaining the historical and architectural integrity of the conservation area. The new dormer, gutter and flashings are to be clad in lead. The parapet is to be constructed of yellow London stock bricks to match existing, with a coping stone, as can be seen on surrounding properties. The chimneys are to be retained as current.

The proposal acts as a retrofit solution to provide improvements on U-value, ventilation, insulation and an MVHR unit, making the property more thermally efficient and up to modern standards. This proposal has been informed by the following documents: *Environment Supplementary Planning Document*, *Adoption Zero Carbon City 2040 Westminster Climate Emergency Action Plan* and *Retrofit and Energy Efficiency in Historic Buildings (by Historic England)*.

The current design proposes a way of efficiently accommodate a growing family, utilising existing space. The implementation of this design would not only enhance the value and potential of the house but also cultivate a strong desire for the family to remain in their current residence.

Internal Works and Restorations:

Internally, an improvement on the existing timber staircase is proposed, leading up to the loft space. The existing staircase is unsafe and non-compliant with current building regulations, discouraging use of the loft space. The new staircase is a significant upgrade and will encourage the space to be utilised. Within the loft, the new mansard roof will provide sufficient headspace for a bedroom and bathroom with storage space.



Existing staircase to loft.

Small roof lights on the rear and side pitches will provide light to the space. The new window architraves within the dormer and internal doors will match the character of the rest of the property, to remain sensitive to the historical character of the property.



Existing slate roof tiles to be reused.



Existing roof joists to be demolished