



DESIGN & HERITAGE STATEMENT **October 2026**

for:

New 2nd floor extension and roof terrace

at:

2 ROSE PLACE, THE BROADWAY,
N8 9SU

1. Summary
2. Design and heritage matters
3. Design comparisons

1 Summary

1.1

This submission is very similar to lapsed consent HGY 2021/3143 for the same property. The key differences, made clear on the next page with comparisons, are:

- using what was previously a terrace is now proposed as habitable accommodation, retaining a smaller terrace.

- that the completed development adjoining the site has balconies of a similar type and in similar locations within the mews, and so the consented terrace on the previous application is moved to align with those balconies.

1.2

Photos, including an aerial photo of the mews is from May 2026 are by The Architects. Pre-application advice has been received and has informed the current design. This design development is shown on the later pages in this document.

1.3 We welcome dialogue on any aspects of the proposal with the case officer/conservation officer.



aerial view 2026 showing outline of proposal in relation to block behind

2 Design and heritage approach

2.1 Overall volume

- The housing development adjoining - Ruby Mews - has been completed in recent years. Where it adjoins the site, it forms a 3 storey, blank brick facade up against 2 Rose Place. As is clear from the image left, it allows an additional storey to 2 Rose Place of the same width to make little difference to the apparent volumes visible around the block.

- In taking on board pre-application discussions, there is a reduction in 2nd floor development width, and setting the balcony back to minimise any impact on neighbouring amenity space. This also provides for improved natural solar shading to the south elevation. The 2nd storey itself at the edge facing Rose place is also set back slightly from the brick structure below, but fenestration patterns continue to match the lower floor.

- For the avoidance of doubt, the roof design proposed is 'flat', a point raised at pre-application advice. This allows a tapered insulation to be installed above the roof structure maintaining a small appearance of roof thickness at the edge while allowing insulation in sufficient quantity to exceed building regulations standards.

2.2 Balcony/terrace

- The extent of the proposed balcony matches that of Ruby Mews balconies, and is sufficiently distant from the parapet edge on this side to allow space for a planter, as well as being in excess of a 45 degree angle as seen from the rear of the neighbouring balcony as well as featuring a privacy screen.

2.3 Access

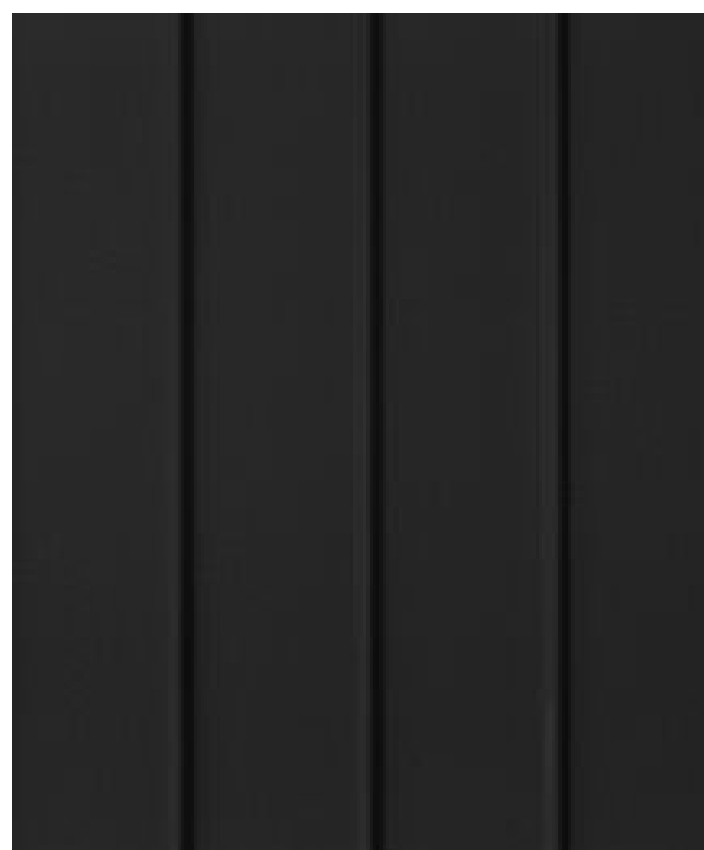
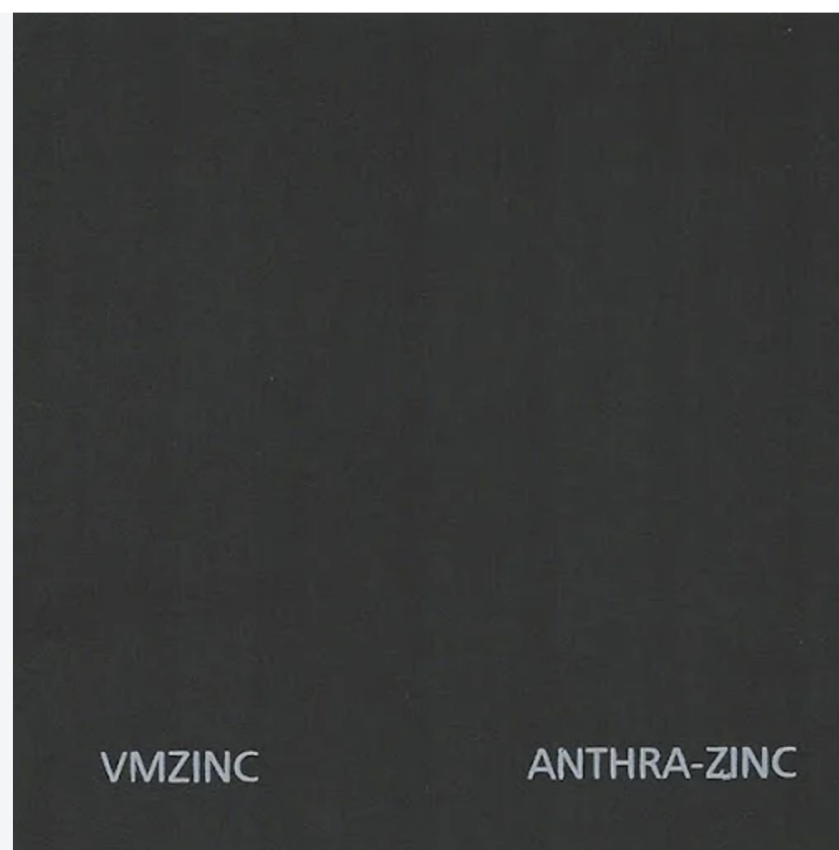
As the existing 1st floor is accessed only by staircase, it is not practical to improve access to the new story



existing fascia & windows



RAL 7022 - used in Ruby Mews metalwork



2.4 Fascia, window head detail

- The existing fascias over 1st floor windows are somewhat dilapidated and improvements could be made on the existing edge to the flat roof (see left). In conjunction with this project we have included the replacement of windows at 1st floor to match the new units at 2nd floor.

- Following pre-application advice, the cladding panel at the top of the 2nd floor was significantly reduced from 950mm tall to approximately 2/3 this size. This is shown on the following page for reference.

- Further studies made to review this design approach concluded that a continuation of brick above 1st floor to form flat brick arches within a parapet wall is a more appropriate junction between 1st and 2nd stories. This assessment takes into account that the use of brick in both this building and its new and old neighbours is predominant as a material of the conservation area. It also allows the new 2nd floor to appear smaller in comparison to the original building underneath, as well as improving on the overall proportions of the building as seen from around Rose Place.

2.5 Material

- Similar colours would be used for new metal work at 2 Rose Place (RAL 2022 was noted in of the neighbouring development). This also indicates a metal screen 1.8m from floor level, ensuring privacy between the new external area and existing balconies.

- Images are shown to the left which are proposed: continuation of brick to match, zinc cladding, and metal work

2.6 Summary

The proposal is a more coherent addition in relation to the original building than the previous consent, which merely provided access to the roof but still would have seen a 2nd floor upward extension. It has the added benefit of adding accomodation in well-connected urban area.

3 Design comparisons

Previous developed design post pre-application advice for reference shown left, zinc cladding fascia above 1st floor and zinc clad 2nd floor



Current proposal: with brick to match, reconstructed over windows



Previous consent shown above, current proposal below

2nd floor plan and elevation of consent
HGY/2021/3143



Current proposal

