

Design & Access Statement

103b Fairfax Road, London N8 0NJ

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1: INTRODUCTION: PROJECT DESCRIPTION:

Application for planning permission is to remove an existing metal pitch roof on the principal elevation, raise the ridge height, and construct a new pitched front-facing tiled roof. The middle and rear flat sloping section of the roof is to be removed, height increased and to be fully replaced over the 1No. self-contained studio apartment (Use Class C3) at 103B Fairfax Road London N80NJ.

The main goal is not only to address the deteriorating state of the roof but also to significantly enhance the thermal insulation of the property. The improvement in thermal performance will contribute to energy efficiency, in alignment with current environmental standards and guidelines.

2: PLANNING HISTORY

HGY/1993/1212	Erection of a single-storey rear extension
HGY/2021/1738	Existing use Conversion of garage into a self-contained studio apartment.

3: SITE CONTEXT & EXISTING BUILDINGS

The property is located at 103b Fairfax Road and is an existing residential single-storey building housing a studio apartment. The project will be confined to this specific unit and its associated roof area. The structure is located between a semi-detached two-storey property and a three-storey flat development. The site does not relate to a listed building and does not fall within a conservation area.

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4: SCOPE OF WORKS

Roof Replacement:

- The existing front section of the metal roof and rear sloping flat section of the roof have deteriorated due to age, and weathering, potentially leading to issues such as leaks, reduced structural integrity, and thermal values
- The proposed replacement materials will focus on durability, weather resistance, and longevity, while also considering aesthetics.
- Compliance with local building regulations and standards regarding the roofing materials will be adhered to throughout the process.

Thermal Value Enhancement:

- The existing studio apartment roof will be significantly updated to current standards, leading to energy efficiency and increased comfort for the occupants.
- Plans include updating insulation materials and methods of improving the studio's apartment performance.

Visual Impact:

- The design and materials selected for the replacement will be in harmony with the existing aesthetic of the property to ensure minimal visual impact on the surrounding environment.

5: PROPOSAL – DESIGN CONSIDERATION

mkkaarchitecture has adhered to good design principles and has proposed materials that will match existing finishes and construction techniques wherever possible. The design choices will be guided by a balance of functionality, durability, and aesthetic appeal. Selection of roofing materials will be made to harmonize with the overall design of the property while ensuring robust weather resistance. Likewise, the thermal updates for the studio will prioritize energy efficiency without compromising the existing layout and design aesthetic.

6: ACCESS AND CONSTRUCTION MANAGEMENT

During the construction process, the appointed contractor will be mindful of the surrounding environment and the needs of the occupants. Measures will be taken to minimize disruption and ensure the safety of the residents and construction workers. Access routes will be planned to ensure efficient material delivery and waste removal.

7: CONCLUSION

The replacement of the dilapidated roof and the enhancement of the studio apartment's thermal value are essential for ensuring the structural integrity of the building and improving the living conditions of its occupants. The proposed project aligns with local building codes and emphasizes and aims to provide a comfortable and energy-efficient living space.