



PLANNING AND DESIGN STATEMENT

Proposed Extensions, Roof Extension and Alterations

at

14 Alvanley Gardens, West Hampstead, London NW6 1JD

JULY 2023

1.00 The Application Site

1.10 Site Location and Description

The application site is located within Alvanley gardens, immediately to the south of Finchley Road.

The site is directly opposite Cumberland Lawn Tennis Club.

The property is a 2 bedroom house with 5 bedrooms.

The property has 2 gated vehicular access points, forming an 'in and out' drive.



site/location plan



aerial view of the site

1.20 Site Context

The property is part of a group of similar styled detached houses along Albanley Gardens.

Prominent features to each of these houses are 2 storey bays to the front elevation and hipped roofs.

The site is not located within a conservation area but is within the Fortune Green and West Hampstead Neighbourhood Area.

1.30 Pre Application Advice

The design submitted is in response to previous pre-application advice received (reference 2022/5276/PRE).

The submitted scheme for a roof extension was considered unacceptable due to it's excessive scale and 'box' like nature, which failed to preserve the existing character of the houses within the street.

2.00 Application Proposals

2.10 General Scope

The applicant wishes to extend the existing dwelling to accommodate his extended family. The existing roof area was identified as having potential to accommodate additional rooms, and the scope of this application mainly relates to the roof structure and it's subsequent extension.

2.20 Roof Proposals

The existing roof space was identified as having scope to accommodate additional rooms.

However, the existing structure is in poor condition and not easily adaptable to provide new rooms.

This application therefore includes the replacement of the roof structure, which would provide good usable areas within the roof void.

2.30 Design

The existing design and character of the roof has been maintained, and plain clay tiles are to be used to match the existing and retain the overall character of the house and it's setting within the street.

A crown roof exists behind the front roof slope, and this has been retained within the new design to provide usable living space.

The property has previously been extended over 2 storeys to the rear to the side, up to the boundary line with No. 15.

This area of the house has a pitched roof to it's frontage, with a flat roof behind.

As a result of this previous extension, there is no visible gap within the street scene between the houses to Nos. 14 and 15.

The existing 2 storey rear extension is however set far back from the road frontage, such that there is visual separation between the 2 houses when viewed along the street.

It is proposed to raise the level of the ridge to the pitched roof over this 2 storey rear element, and extend the pitched roof to the rear over the existing flat roofed area.

It is also proposed to introduce a small first floor extension to the front of this area, above the existing ground floor projection.

Although the overall height of the pitched roof to this area is increased, the ridge level has been maintained below the higher pitched roof to the front of the property, thus ensuring that the new roof areas are subordinate.

The street scene shall be unaffected due to the 2 storey rear area being set back some 9m from the building frontage.

The proposed roof extensions shall provide significant additional accommodation, whilst respecting the character of the existing roof and leaving the streetscene unaffected.

The proposed new accommodation is to comprise 2no. bedrooms, a large family/games/entertainment room and bathrooms.

This main room is to be served by a new dormer window and also large flat rooflights within the crown flat roof.

All other rooms would be served by rooflights within the side sloping roofs and good levels of natural daylight and ventilation would be provided throughout.

Ceiling heights of 2.4m would generally be provided, with sloping ceilings down to a height of 1.5m to perimeter walls.

It is intended that the new main bedroom at 2nd floor level would incorporate a small roof terrace to provide some private external space.

Whilst it is accepted that rear roof terraces/balconies can be problematic in terms of neighbour amenity/privacy, it should be noted that similar rear balconies already exist to a number of properties in close proximity, including to the adjacent house at No. 13.

Views to the garden of No. 15 would be blocked from the roof terrace by the adjacent proposed roof structure.

The applicant having consulted the neighbour at No. 13 confirms that there would be no objection to the proposed small roof terrace.

The applicant also wishes to incorporate an external stair to the rear of the property, to provide direct access to the garden from the new second floor.

It is accepted that this would be an unusual feature and it is therefore proposed to locate the stair beneath the rear roof overhang, and screen the stair using horizontal timber louvres. These would also prevent any views into the neighbouring garden from the stair itself.

2.40 Ground Floor Proposal

The application also proposed a new side entrance door, within the set back to the left hand side of the house, to provide access directly to the kitchen, utility room and stair.

In order to provide better security, it is proposed to build a white rendered garden wall to the area between the 2 houses, set back from the frontage.

This wall would incorporate a wrought iron gate to provide security to the side entrance.

This would also create a secure area suitable for bicycle storage.

2.50 Windows

It is proposed to remove the large side window to the existing stair area, to allow internal modifications to the staircase.

This window would be replaced by the external door and side window at ground floor level, and a new smaller window at first floor level.

It is also proposed to introduce a new side window in this area, to serve the general landing area.

Each of these windows would look onto the blank side wall of would not result in any loss of privacy to the neighbouring house.

3.00 Daylight/Sunlight

The application drawings include studies of the sun path for both the existing and extended properties (drawings no'd. 23_507 S 40 and PL 140).

These drawings illustrate the minimal affect/impact of the proposals on the adjoining properties in respect of sunlight and overshadowing.

4.00 Conclusions

The proposals maintain the existing character of the roof, with the new additions being subordinate to the existing pitched roof and representing a coherent continuation of the roof form.

The proposals are similar to those recently approved at No. 12 Alvanley Gardens (application reference 2021/3555/P), which were deemed to maintain the overall character of the streetscene.

The applicant therefore requests that the planning authority approves this application.