

Smyth Dixon

PROPOSED ERECTION OF INFILL ROOF EXTENSION AND CREATION OF NEW ROOF TERRACE, NEW ROOD LIGHTS AND NEW DOUBLE DOORS DESIGN + ACCESS STATEMENT

Proposed Development: Roof extension and associated works
Address: 17a Fawley Road, NW6 1SJ
Report Date: October 2023

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This statement has been prepared to support the application for: Proposed erection of infill roof extension, terrace and associated works.

1. DESCRIPTION OF EXISTING PROPERTY

Summary

17 Fawley Road is a three-storey, semi detached block of flats with front and rear gardens. This application refers to the alterations to the top floor flat, 17a Fawley Road.

Materials

The existing property is comprised of traditional building materials typical of the local vernacular. The front façade of the property is constructed largely from a red brick. The existing roof and dormer windows are finished with clay tiles, with concrete ridge tiles and lead flashings. The fenestration includes painted timber sash and casement windows and timber doors with red brick and white painted concrete soldier course detailing.

The rear of the property is largely the same materiality, constructed from red stock bricks red brick chimneys. The rear fenestration is matching the front with timber sash and casement windows and doors in a painted finish. The roof of the main dwelling is matching the front façade. The downpipes of the main house are a mixture of uPVC and iron. The guttering is a mixture of uPVC and iron.

2. DESCRIPTION OF PROPOSED WORKS

Design Considerations

Careful consideration has been given to Camden Council's planning policies and the National Planning Policy Framework (NPPF) throughout the design process, which includes minimising the impact on neighbouring properties' amenity space and ensuring that the new construction benefits rather than harms the existing character of the area.

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The proposed extension, terrace and associated work will provide additional habitable space and amenity space to a top floor flat. Circulation within the main building will not be effected.

Materials

The proposed extension including additions to the roof, and a new door will match the style and materiality of the existing host extension.

3. **LOCATION**

The building is located within West End Green Conservation Are. The house is not listed.

4. **ACCESS**

No alterations to existing access or parking.

5. **LANDSCAPING**

No alterations to the existing landscaping.

