

# ROAR

## DESIGN & ACCESS STATEMENT

Project 64 Sarre Road, London NW2 3SL  
Date 31.05.24

### 1.00 INTRODUCTION

This Design and Access Statement supports the planning application for proposed works at 64 Sarre Road, London NW2 3SL. The proposed works include:

- Modifications to the existing side extension
- Replacement of the existing uPVC rear ground floor windows with an arch metal-framed glazed doors
- Installation of an integrated brick bin store with a planter and metal doors at the front boundary wall
- Installation of a new timber side gate to the side passage
- Installation of new rooflight to study room on the first floor.
- New doorway to side passage. Door to be metal frame with obscure glazing

### 2.00 SITE AND CONTEXT

64 Sarre Road is a semi-detached residential property located in a predominantly residential area of London NW2. The surrounding neighborhood consists mainly of similar semi-detached and terraced houses, many of which have undergone various types of roof extensions and alterations. The property is situated in a non-conservation area, and there are no listed buildings in the immediate vicinity.

### 3.00 PROPOSED WORKS

#### 3.01 EXISTING SIDE EXTENSION MODIFICATIONS

- **Corner Built Out with Cavity Brickwork Construction:** The corner of the existing side extension will be built out using cavity brickwork to form a straight cornered edge. The new brickwork will match the existing brickwork to ensure a seamless appearance.
- **Flat Rooflight Replacement:** The existing flat rooflight will be infilled and replaced with a larger flat rooflight to improve natural light within the extension. This new rooflight will be designed to sit flush with the roof surface, maintaining a clean and modern appearance.
- **Height Increase:** The existing side extension wall will be raised in height by 0.3m using cavity wall construction, with the brickwork matching the existing structure. This increase in height will enhance the internal space without significantly altering the external appearance.
- **Window to Door Conversion:** The existing uPVC window will be replaced with an arch metal-framed glazed door. The doors will feature double brick soldier course detailing, providing an elegant architectural detail that complements the existing building.

- **New Roof Construction:** The existing roof of the side extension will be replaced with a new roof featuring GRP covering. The new roof will incorporate a concealed drainage channel, improving the overall functionality and aesthetic of the extension.

#### REAR GROUND FLOOR WINDOW REPLACEMENT

- 3.02
- **Rear Door Installation:** The existing uPVC rear window will be replaced with an arch metal-framed glazed door, mirroring the design and detailing of the side extension door. This will provide better access and aesthetic consistency.

#### NEW TIMBER SIDE GATE

- 3.03
- **Side Passage Gate:** A new timber side gate will be installed in the side passage, providing secure access while enhancing the aesthetic appeal of the side passage. The gate will be designed to complement the existing and new materials used in the property.

#### ROOFLIGHT INSTALLATION IN STUDY ROOM

- 3.04
- **New Rooflight:** A new rooflight will be installed in the study room on the first floor to provide additional natural light. The rooflight will be installed to integrate seamlessly with the existing roof structure, maintaining the aesthetic integrity of the existing property.

#### NEW DOORWAY TO SIDE PASSAGE

- 3.05
- **Side Passage Door:** A new doorway will be installed to the side elevation. The door will have a metal frame and obscure glazing. This door will provide secure and private access while allowing daylight to enter the property.

#### ACCESS

- 4.00
- The proposed works will not affect the existing access arrangements to the property. The main entrance will remain unchanged, and the new timber gate will provide improved access to the garden and side passage. The bin store enhancement will also facilitate better access and functionality.

#### IMPACT ON NEIGHBOURS

- 5.00
- The proposed modifications to the side extension and other elements have been designed to minimise any impact on neighboring properties. The increase in wall height and new roof construction will not result in significant overshadowing or loss of privacy. The design of the new elements ensures they are sympathetic to the character of the area.

#### MATERIALS AND APPEARANCE

- 6.00
- Materials used for the proposed works will match those of the existing building as closely as possible. The brickwork, GRP roof covering, metal-framed doors, and timber gate will all be selected to ensure a harmonious integration with the property's current aesthetic and the character of the surrounding area.

#### PLANNING HISTORY

- 7.00
- The project site has one planning application that relates to 64 Sarre Road in the last 30 years:  
Planning ref: 2012/6354/P – December 2012

Erection of a ground floor rear extension to existing flat (C3) and the addition of a side window to an existing extension.

#### **CONCLUSION**

**8.00** The proposed modifications to the existing side extension, including the corner build-out, rooflight replacement, height increase, window-to-door conversion, new roof, and additional external works at 64 Sarre Road, London NW2 3SL, have been carefully designed to enhance the functionality and appearance of the property. The design respects the character of the area and aims to improve the overall aesthetic and utility of the home.