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:

- Erection of a hip to gable roof extension
- Construction of a rear roof dormer
- Removal of two rear elevation chimneys
- Installation of two new rooflights the front roof slope
- Replacing all existing uPVC windows with timber sash windows
- Existing front elevation window opening to be lengthened to original length to match neighbouring houses and to be replaced with a timber sash window.
- Existing side elevation double window opening to be changed to single window opening. Window to be double glazed and have 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 HIP TO GABLE ROOF EXTENSION

The existing hip roof will be extended to a gable end to provide additional headroom and usable space within the loft. This alteration is sympathetic to the architectural style of the existing property and the surrounding area, as several neighbouring properties have similar extensions.

3.02 REAR ROOF DORMER

A rear roof dormer will be constructed to maximise the usable floor space within the loft conversion. The dormer will be designed to blend seamlessly with the existing roof structure, featuring materials and finishes that match the existing roof to ensure a cohesive appearance. The dormer will not exceed the height of the existing roof ridge, maintaining the overall roofline of the property.

3.03 REMOVAL OF TWO REAR ELEVATION CHIMNEYS

Two chimneys on the rear elevation will be removed to facilitate the construction of the hip to gable extension and the rear dormer. The removal of these chimneys will not significantly alter the visual character of the property as they are not prominent features when viewed from the public realm.

3.04 INSTALLATION OF TWO NEW ROOFLIGHTS

Two new rooflights will be installed on the front roof slope to provide natural light to the loft space. The rooflights will be designed to be flush with the roofline, minimising their visual impact from the street. Their positioning has been carefully considered to maintain the aesthetic balance of the roof.

4.00 ACCESS

The proposed works will not affect the existing access arrangements to the property. The main front entrance door will remain unchanged, and no alterations are proposed to the front garden or pathways. Access to the new loft space will be via an internal staircase, integrated seamlessly with the internal layout.

5.00 IMPACT ON NEIGHBOURS

The proposed hip to gable extension and rear dormer have been designed to minimise any impact on neighbouring properties. The gable end and dormer are set back from the property boundaries, ensuring there is no overshadowing or loss of privacy to adjacent properties. The rooflights on the front slope will not result in any overlooking issues.

6.00 MATERIALS AND APPEARANCE

Materials used for the proposed extensions and alterations will match those of the existing building as closely as possible and the character of the surrounding area.

7.00 PLANNING HISTORY

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.

8.00 CONCLUSION

The proposed works at 64 Sarre Road, London NW2 3SL, have been carefully designed to enhance the living space while maintaining the architectural integrity of the property and its surroundings. The design respects the character of the area and seeks to improve the functionality and aesthetics of the existing dwelling.