

DESIGN AND HERITAGE STATEMENT

This Heritage statement has been prepared by Simply architect as part of a house holder planning application. This Heritage Statement has been produced to support our planning application for a ground floor infill and back extension, Installation of four rooflights the roof slope. The property is located at 30 Mackenson Road, London, NW3 2LT.

Key considerations for the design include:

- The use of sustainable materials where possible.
- The introduction of high levels of insulation and low energy lighting to help with the property's contribution to Net Zero.
- A Sympathetic addition to the property that is in keeping with the character and aesthetic of the area.

DESIGN AND LOCATION

Mansfield Conservation Area has a wealth of open spaces, being responsible for 9 Local Nature Reserves, 2 Sites of Special Scientific Interest, 14 parks, a number of Sites of Importance for Nature Conservation and many other areas of open space important for biodiversity.

This document sets out the proposed works to an existing terraced house. The property dates from the late Victorian period.

The scale and proportions of the proposed extension are in keeping with the host property as well as the neighbouring context.

All the materials will match the existing dwelling.

To the rear, the proposal is to replace the existing door with Crittall style French door.

New roof lights are proposed to the slope roof of the extension to provide additional natural light and ventilation to the kitchen and living area. The design maintains the overall integrity of the host property whilst reconfiguring the rear of the property in a contemporary manner and to make better use of the garden space.

The development complies with the broad requirement for high quality design that enhances the appearance of the existing house and preserves the character of the terrace with the surrounding area.

PROPOSAL

We have followed the planning guidance in our design, Policy DM01 to minimise impact on the local environment and the scheme ensures the amenity of the neighbouring properties is not impacted. The development allows generous daylight, sunlight and privacy for the adjoining neighbour. There is no additional harm to the character and appearance of the existing building, the street scene and the wider locality.

No harm is not caused to the living condition of the neighbouring residents and the proposals represent a high-quality design.

LAYOUT

Our proposal is designed to create a highly functional and generously that will improve the life quality of the current owner.

The extension seeks to improve the environmental efficiency of the dwelling by installing high-performance glazing and highly insulated walls across the proposal.

The proposed works will not alter the existing use of the property, affect pedestrian access or reduce disabled access. Existing transport links remain unchanged.

CONCLUSION

The proposal for no.30 Mackeson Road, London NW3 2LT has been carefully considered to create a design that is of high quality. The bulk, position and scale of the extension has been designed to minimise the visual impact of the proposals and the massing is sympathetic and proportional to the surrounding context.

The scheme described above and in the accompanying drawings is of high quality, both in terms of design and materials, and proposes a sympathetic addition to the host property that will add to the appearance and character of the surrounding area, without detriment to the neighbouring properties.

For these reasons we strongly feel the proposals should be granted consent.

Prepared by Simply Architects

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