

Design Statement

No. 7 and No.9 Sarre Road
West Hampstead
London NW2 3SN

Roof extension incorporating the raising up of the existing roof line to convert the existing loft into additional habitable living accommodation within a semi-detached pair (to be carried out in conjunction with adjoining property).

July 2010

Introduction

This Design and Access Statement forms part of the application seeking planning permission for a roof extension to both properties which currently form a semi-detached pair at No.7 and No.9 Sarre Road. The proposal involves raising the ridge height of the existing roofs together with that of the adjoining property and altering the pitched roof to the rear to form a gable.

[Please refer to similar application submitted for adjoining property on the same date which should be considered together with this application.]

The proposals submitted seek to provide additional living space within the loft to both single family dwellings by providing additional bedroom, bathroom, walk-in storage and living accommodation within the extended loft space.

Assessment

The existing two-storey red-brick residential property forms one of a semi-detached pair, located towards the southern end of Sarre Road where it meets Westbere Road. The property does not lie within a Conservation Area and is therefore not subject to any additional design restrictions.

The style and design of the property is typical of other buildings in the locality, generally 2-storey and 3-storey semi-detached buildings as well as a small number of detached. The buildings feature a range of architectural styles and materials, mostly built in red brickwork with pitched slate roofs and flat roofs with some properties having partially rendered front bays. A number of properties are divided into flats, whilst others are in use as single family dwellings.

The application property is situated on raised ground due to its position on the hill and sits approximately 400mm above the street level having a small front garden with no facility for off-street parking provision.

On approaching from the southern end of Sarre Road It is distinctly noticeable from street level, that as a pair No's 7-9 has a considerably lower ridge height than the neighbouring buildings. Despite the topography of the street - rising gradually from south to north with the entrance level of each property reflecting this stepped level change it appears odd that the original design of No.7-9 is such that despite being positioned between these properties, both with higher ridge lines this pair are subservient to both. As a result the semi-detached pair fail to enter into the rhythm expected of a rising, stepped street elevation for the position in which it lies.

The difference in height between the adjacent properties to No.5 is approximately 0.75m and No. 11 is approx.1.3m with the chimney stacks to each rising considerably higher. The current roof form of No. 7-9, as shown in the existing section (Dwg. no. S020) consists of a double pitch running from side to side across the adjoining properties resulting in a very low internal loft height, rendering the space unusable for habitable accommodation. To the rear of the L-shaped two-storey block the roof is pitched rising to an apex on the party wall line dividing the properties.

Planning Policy and Consultation

The local authority planning department has not been consulted prior to the submission of this application although a written request sent to the duty planner dated 05.03.10 failed to receive a response (ref: 6043351). It was our aim to get some planning input

as to how we address the proposed ridge height and detail the pitch-to-gable rear elevation but after several brief conversations we were advised to submit a full application and go through the planning process rather than seeking pre-application advice.

The proposed layout and design of the roof extension as well as the front and rear elevations has taken into consideration issues raised within the Camden Planning Guidance – Roof and Terraces (2006) and the Streetscape Design Manual (2005). As a result the submitted application has aimed to address these issues and we feel the proposed design displays a thorough consideration of the neighbouring properties and those to the front rear - maintaining privacy, reducing overlooking issues, retaining access to daylight as well as using suitable and sympathetic materials to reflect that of the locality.

Design Considerations

The design of the new roof extension and the increased ridge level aim to minimise the impact of the increased ridge line when viewed from Sarre Road by continuing the existing roof pitch backwards at the consistent gradient. From this vantage point the new roofs will echo the position and appearance and be more inkeeping with the immediate properties at No. 5 and 11, entering into the expected rhythm of a stepped roofscape as one ascends Sarre Road from Westbere Road.

To further integrate into the existing streetscape the existing chimney stacks would be lifted to adapt appropriately to the increased height and form of the roof ensuring they are sufficiently proportioned to match those on existing building.

With the roof extended vertically the existing rear pitched roof will be raised up to form a vertical wall into which openings will be made to insert windows. This new second floor external wall will be build up directly on the line of the existing rear skin of the existing property, however rather than being constructed in brickwork it will be clad with roof tiles on battens matching that of the original pitched roof.

The proposed modification and roof extensions are such that they should impact only very slightly on neighbouring dwellings at No.5 and 11's with a minimal effect on access to daylight, sunlight and not adverse effect on their immediate outlook. To the rear the buildings on Westbere Road (No.s 12, 12a and 14) are located a sufficient distance away and will therefore not be adversely affected in any way.

Appearance

The new side gables will be extended up in red brickwork to match the existing and will not feature any window openings to prevent any issues concerning overlooking etc. As these gables are extended vertically so also is the chimney stack to ensure they sit at a height to reflect the new ridge level.

The rear elevation of the new extension will be clad in vertical overlapping roof tiles matching to match those of the existing roof rather than continuing the brickwork to form an extended gable elevation.

Proposed window and doors have been positioned and detailed in such a way as to follow the style and proportions of those of the lower levels and to best suit the internal layout. It is proposed that all will be timber framed to be inkeeping to the traditional sash windows of the immediate and neighbouring properties. No.9 however also features a contemporary glass 'Juliette' balcony which permits daylight to enter as well

as having a minimal impact on the elevation. To the front elevation only 2 rooflights have been added to each property creating a balance with minimal alterations to the existing roof.

Access

Due to the position of the properties on the ascent of a hill on Sarre Road access to the property from street level involves two small steps to reach internal ground floor level and therefore does not pose a major problem to ambulant disabled users. Internally the existing level changes cannot be changed without considerable structural work and it would be unfeasible in terms of cost and disruption for this to be achievable. As the property is a private single family dwelling we feel provision for ambulant disabled users has been addressed as considerately as possible.

Summary

This application seeks consent to extend the loft of the existing single family dwellings at No.7-9 Sarre Road giving an additional bedroom, bathroom and study at second floor level.

The proposals have fully considered the existing streetscape and the visual amenity of the surrounding area and endeavour to maintain the original character of the immediate properties while providing a higher roof line to reflect the stepped rhythm of neighbouring properties along Sarre Road. In these circumstances, it is considered that the proposals will not adversely affect the property or the local vicinity and should comply fully with Camden Planning Guidance. Therefore we feel the proposed works are both considerate and in-keeping and should be granted planning permission on these grounds.

Photos



1 . Aerial View of Sarre Road showing the front elevation demonstrating the range of semi-detached and detached properties



2. Aerial View of the rear of No.7-9 Sarre Road demonstrating a wide range of differing roof forms and altered roofs.



3. Elevation of semi-detached block No. 7-9 Sarre Road showing the lower ridge line.



4. (on left)Front elevation of No.7 Sarre Road showing the difference in roof level with No.5 on the left.



5. (on right) Front elevation of No.9 Sarre Road showing the difference in roof level with No.11 on the right



6. Rear view of No.7 Sarre Road (left) and neighbouring roof at No.5 (right)



7. Rear view of No.9 (right) Sarre Road and neighbouring roof at No.11 (left)