

20 Solent Road

design and access statement
REF. 20. DOC 002 | 29.08.15

executive summary

This design and access statement has been prepared by Craig Rosenblatt on behalf of a private client, Jess Kay. It supports a Householder planning application for the erection of two rear dormer extensions and installation of two new rooflights on the front elevation to 20 Solent Road, NW6 1TU.

This document is to read in conjunction with the following architectural drawings:

- X000 - site location plan
- X001 - existing ground and first floor plan
- X002 - existing second floor and roof plan
- X003 - existing elevations and section
- P001 - proposed ground and first floor plan
- P002 - proposed second floor and roof plan
- P003 - proposed elevations and section

contents

- 4 site context
- 6 planning context
- 8 existing property
- 10 proposed scheme


Contact:

Craig Rosenblatt
rosenblattcraig@yahoo.co.uk

The site is located on Solent Road in West Hampstead, NW6. This is a predominantly residential street of late 19th Century terraced houses. The property is not listed and is not located in a conservation area.

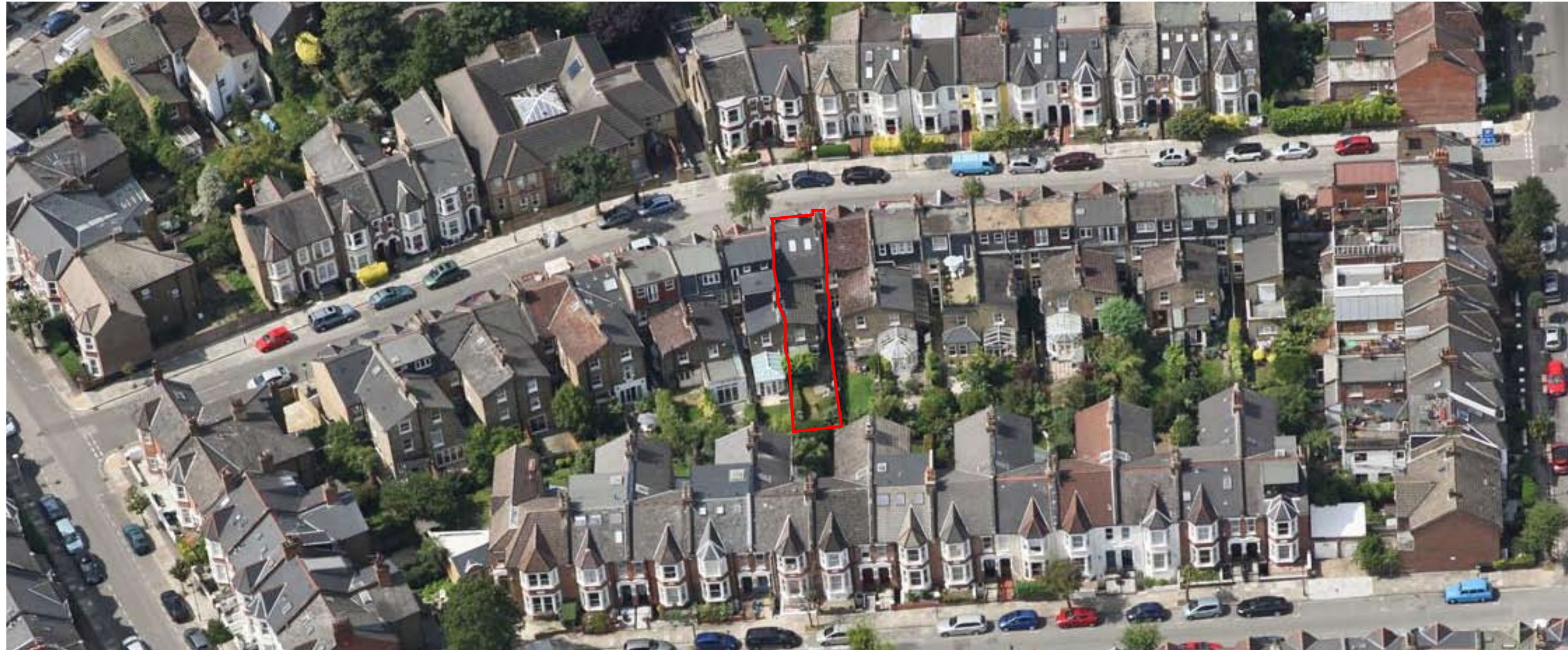
The houses along Solent Road are traditionally grouped in pairs, illustrated by the neighbouring front doors and adjoining outriggers to the rear. Number 20 is paired with no.18, as illustrated below.

As no two houses are the same to the rear this planning application is based upon mirroring 18 Solent Road, completing the pair as originally intended.

 20 Solent Road (planning application site)



01. aerial view east and street elevation

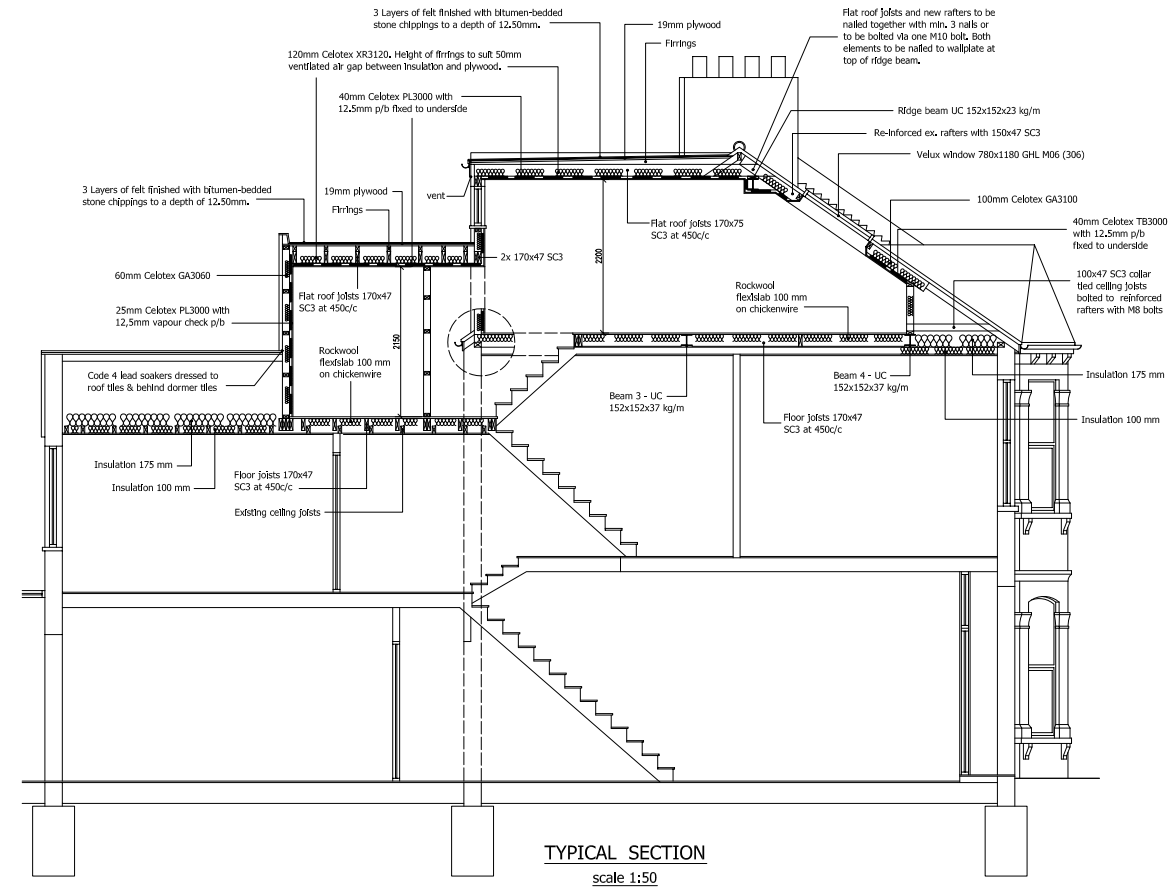
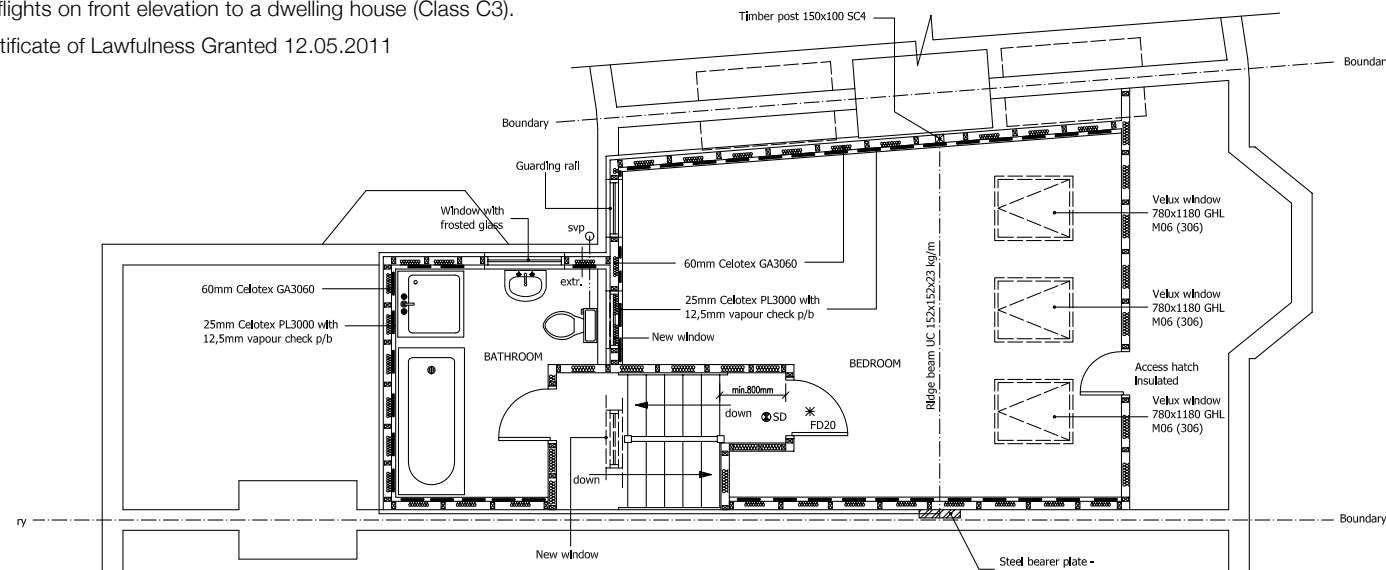


02. aerial view west

In 2011, 18 Solent Road was granted permission to erect two rear dormer extensions and install three rooflights to the front elevation (2011/1171/P). This type of extension has also recently been granted for 60 and 65 Solent Road.

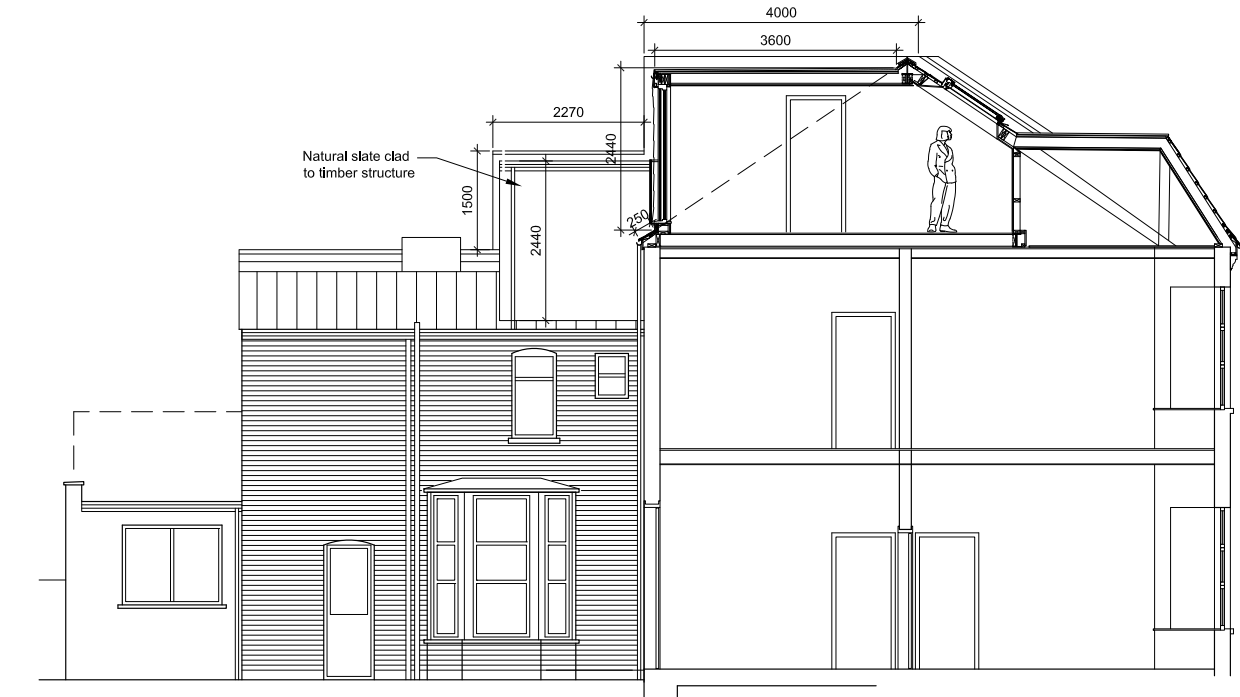
18 Solent Road 2011/1171/P

- Certificate of Lawfulness permitted development
- Erection of two rear dormer extensions and installation of three rooflights on front elevation to a dwelling house (Class C3).
- Certificate of Lawfulness Granted 12.05.2011



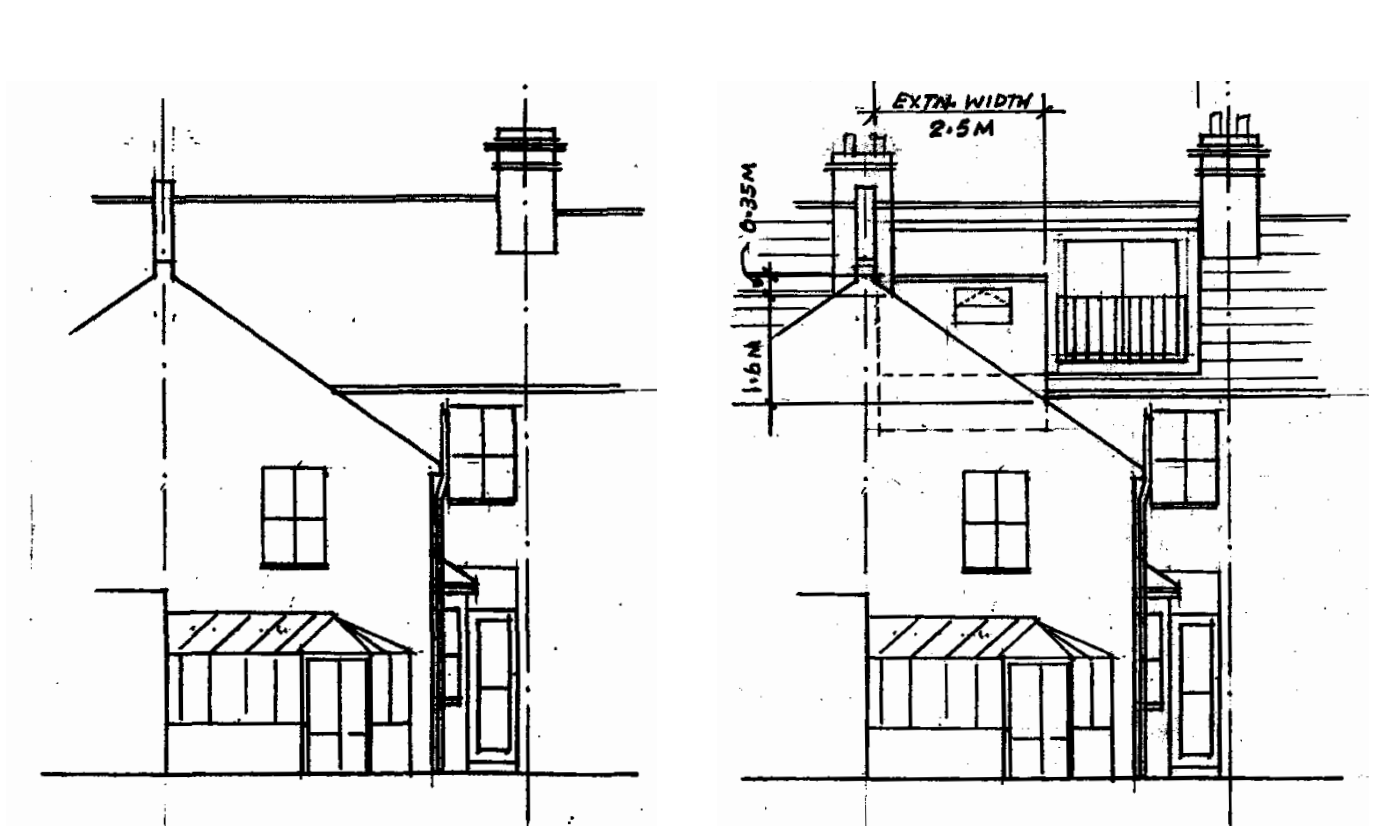
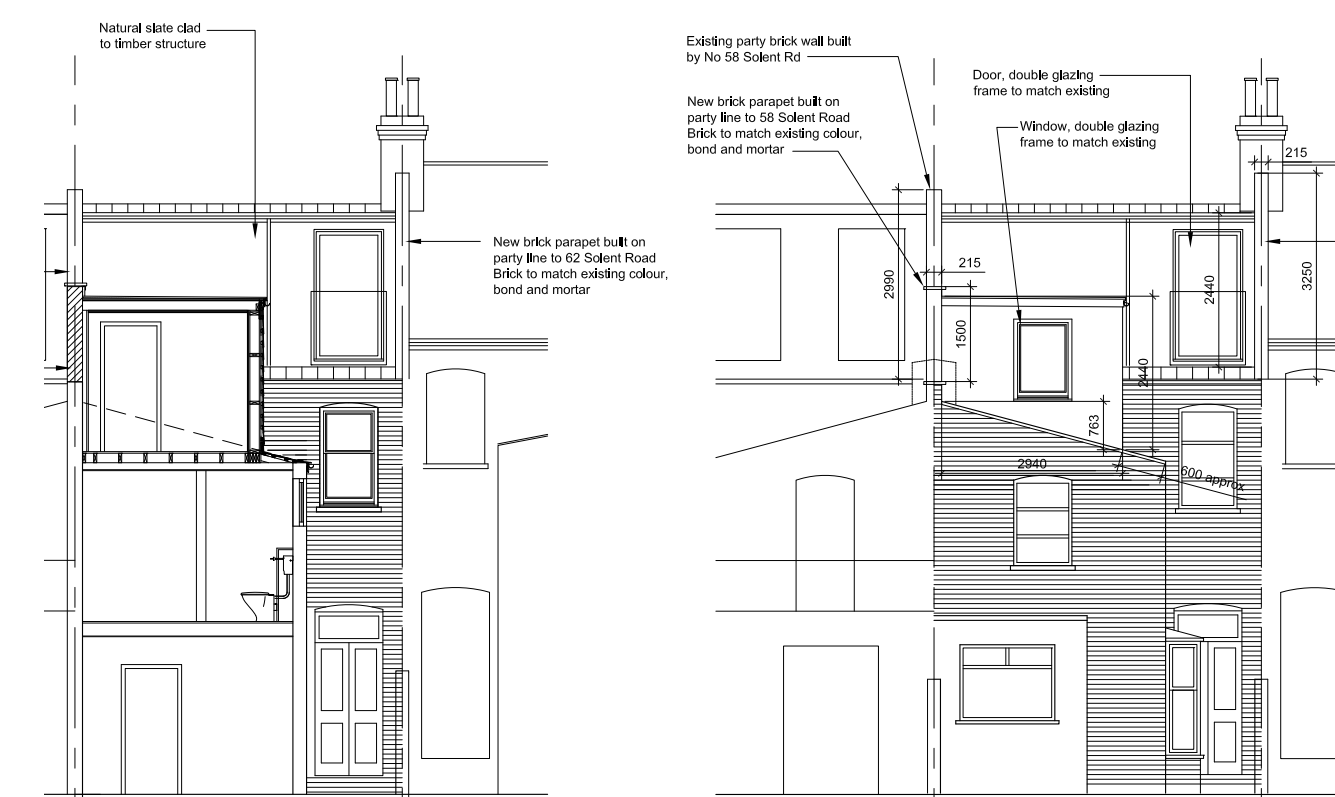
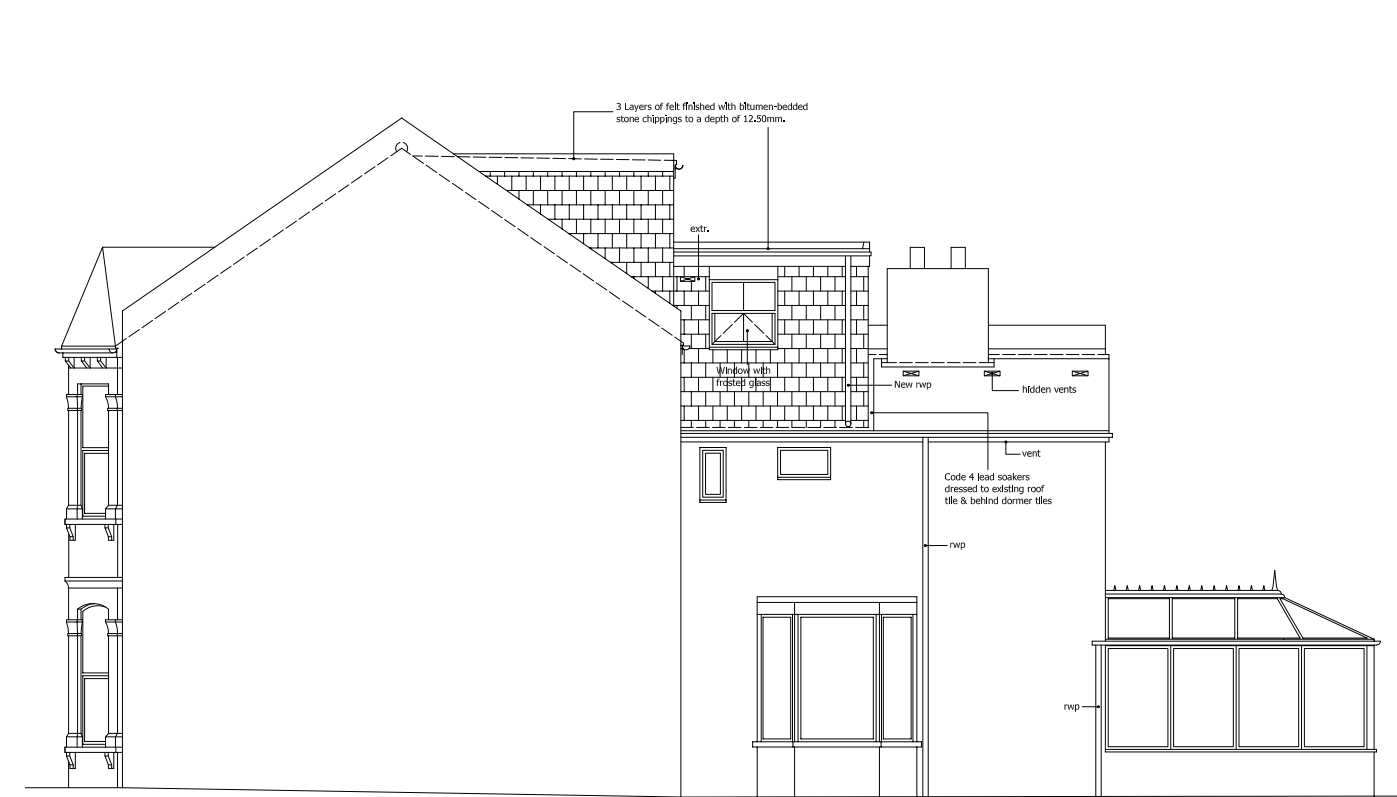
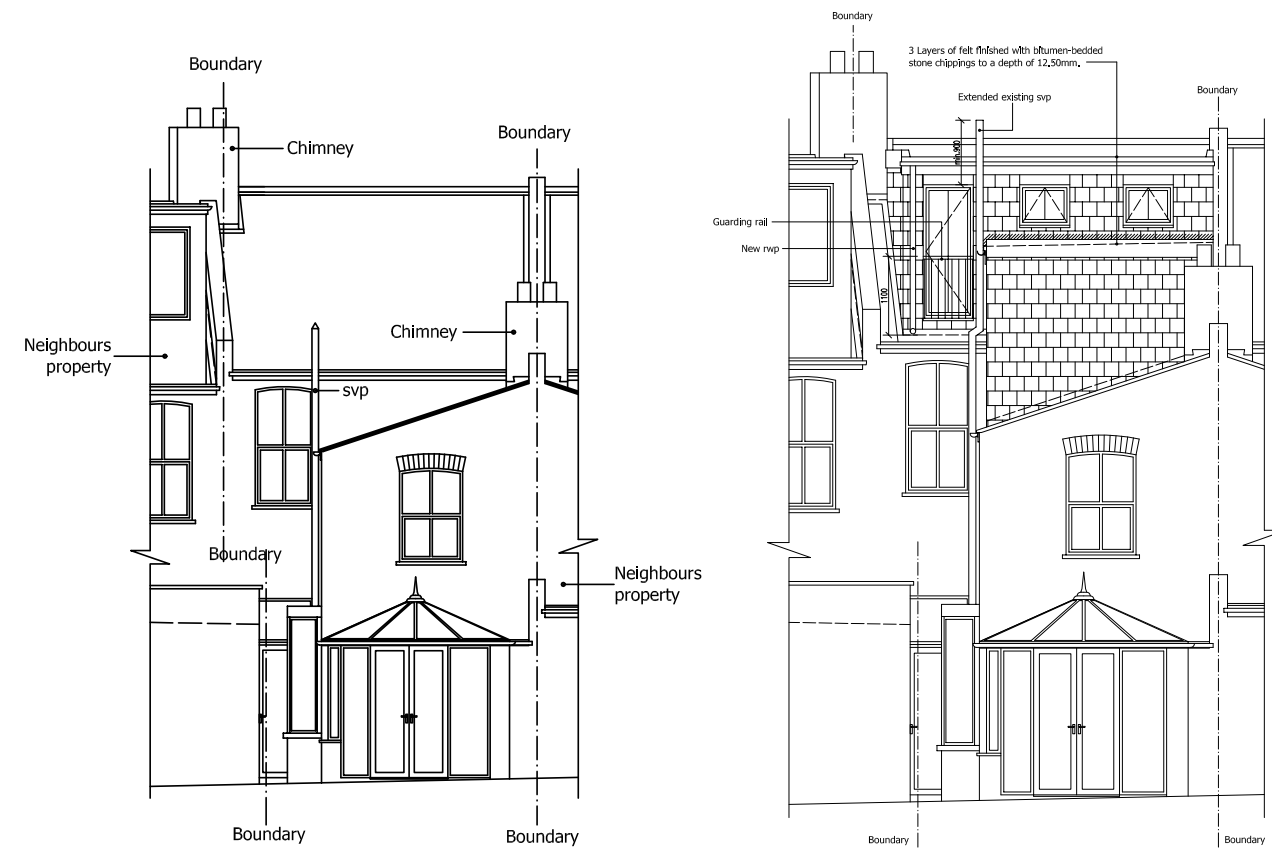
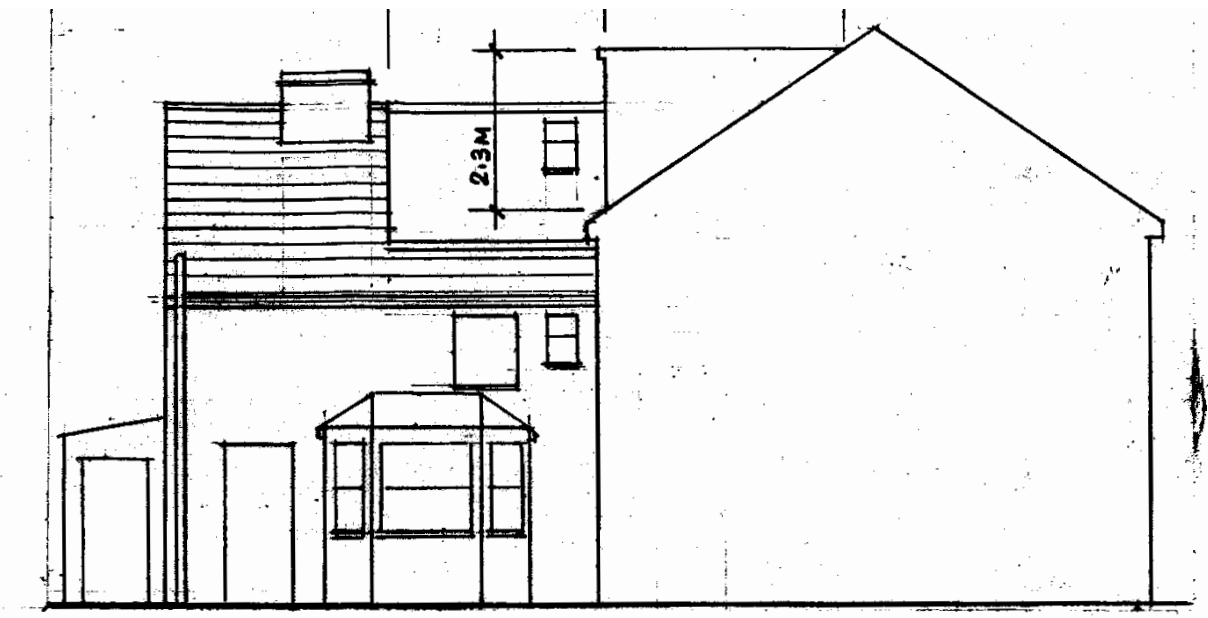
60 Solent Road 2014/7107/P

- Certificate of Lawfulness permitted development
- Erection of rear dormer window with Juliet balcony and installation of 3 rooflights to front roof slope.
- Certificate of Lawfulness Granted 24.11.2014



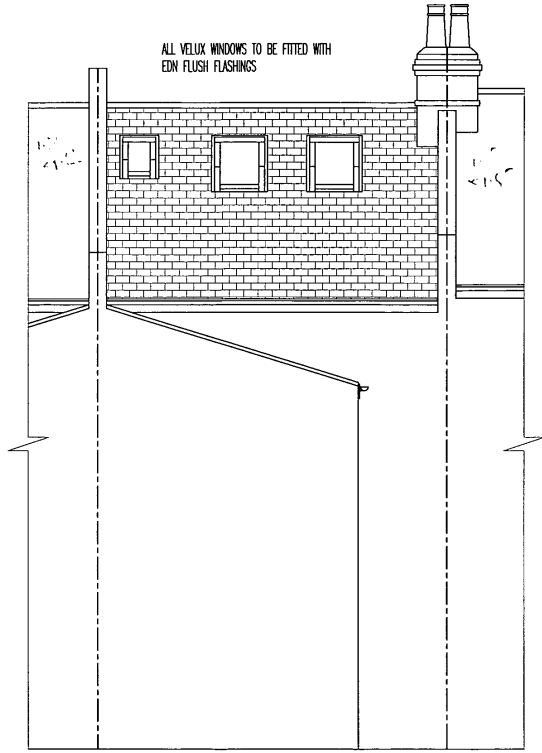
65 Solent Road 2007/1057/P

- Certificate of Lawfulness permitted development
- Installation of 3 roof lights in the front roof slope, the erection of a dormer on the rear roof slope and erection of roof extension on the projecting rear wing of the single dwelling house.
- Certificate of Lawfulness Granted 10.05.2007

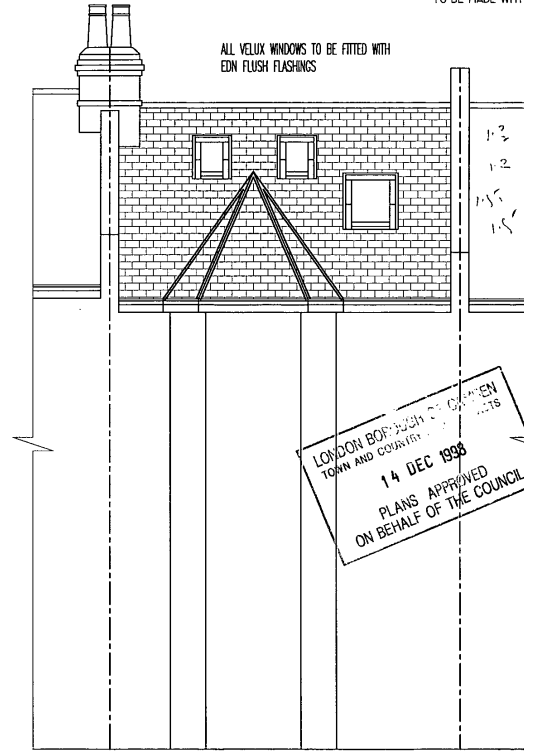


No. 20 Solent Road comprises of a 2 storey building previously sub divided into 2no. self contained dwellings. Permission to convert the loft and install 3 velux windows to the front and rear roof slope was granted in 1998 (PW9802857), as illustrated below.

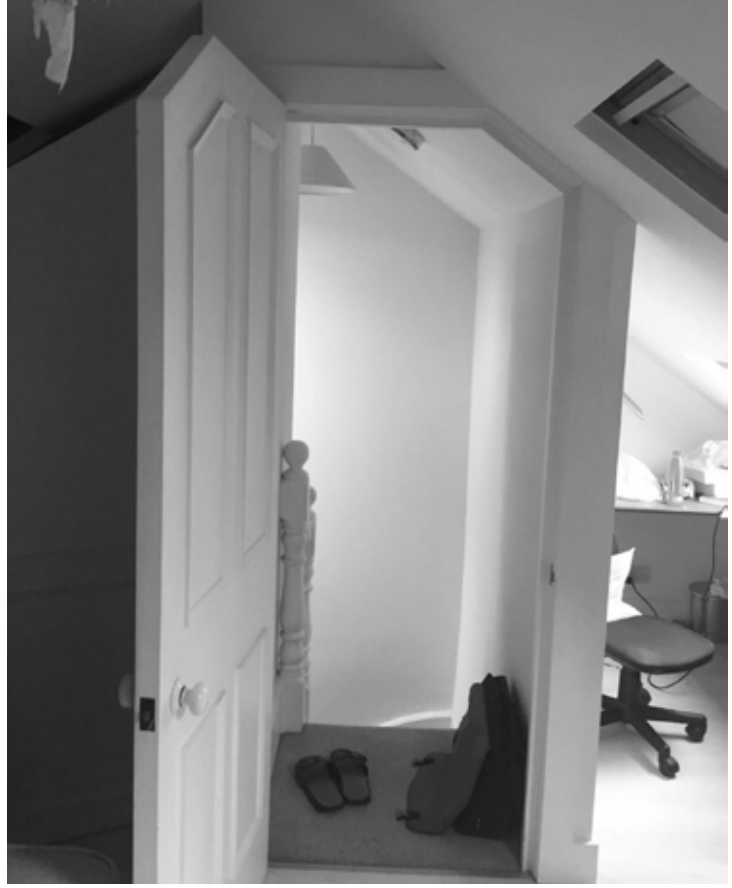
The existing loft conversion is of poor quality and provides restricted habitable space. This application seeks to modernise the loft and improve the living accomodation.



01. 20 SR 1998 application - rear elevation



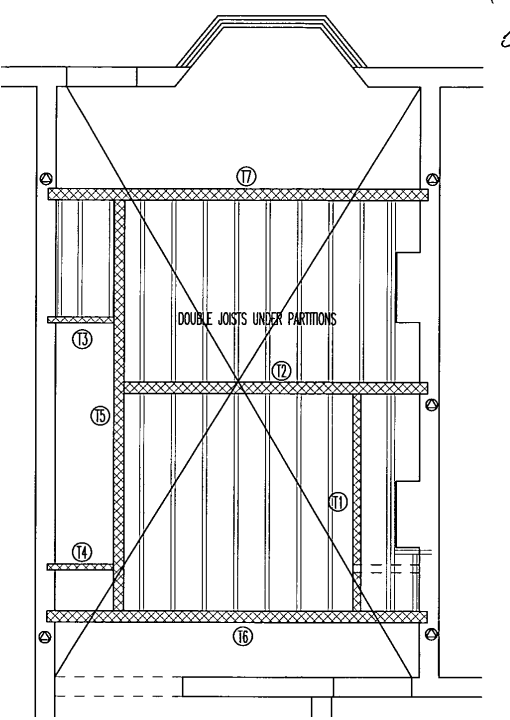
02. 20 SR 1998 application - front elevation



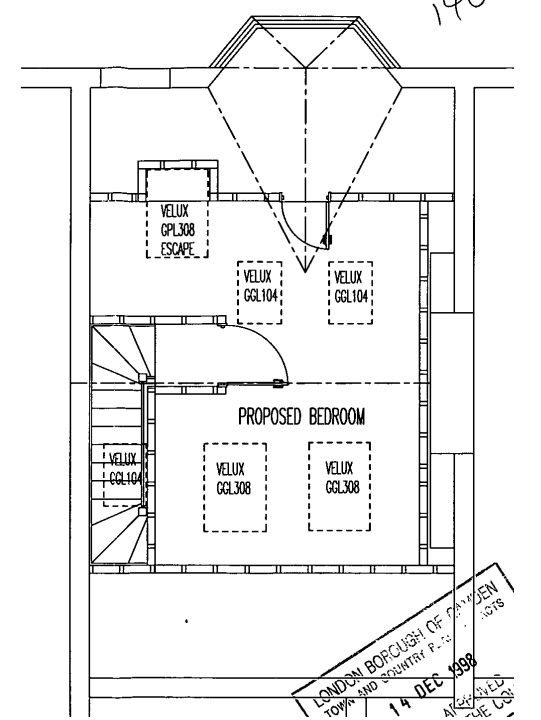
05. chamfered entrance door



06. restricted head height



03. 20 SR 1998 application - floor layout



04. 20 SR 1998 application - room plan



07. limited usable space



08. irregular plan arrangement



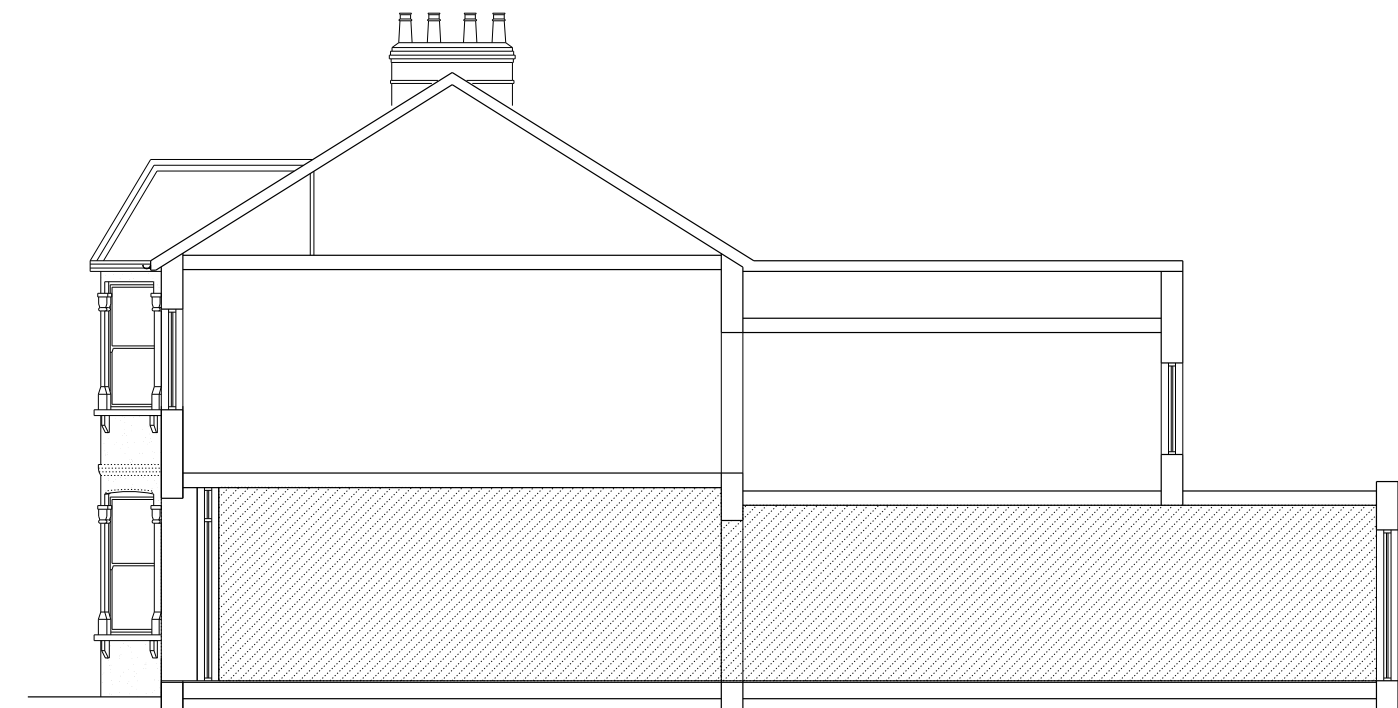
01. front elevation



02. side elevation



03. rear elevation



04. section aa

design and layout

The proposed development is to erect two rear dormer extensions in accordance with 18 Solent Road, as illustrated in the first and second floor plan.

The first dormer, accessed from a new half landing, is located above the 2 storey outrigger. The second dormer, accessed from the loft, is setback in line with the rear elevation.

The massing, external materials and windows match 18 Solent Road, including the slate tiling and uPVC windows. The only exception being the location of the window to the first dormer, which is located to the rear minimising overlooking.

The proposals also include installing two new velux windows to the front roof slope and reconfiguring the internal arrangement.

access

Access to the site and premises will remain as existing. Access to the ground floor and first floor dwelling will be via the existing entrance door sited within the existing hallway.

Parking will remain as existing with permit parking available.

The existing road layout provides easy access to the site for both emergency services and the public. The site is also within easy reach of public transport provision.

consultation

Early discussions with 18 Solent Road were undertaken over proposals to mirror their dormer extension, which had a positive response.

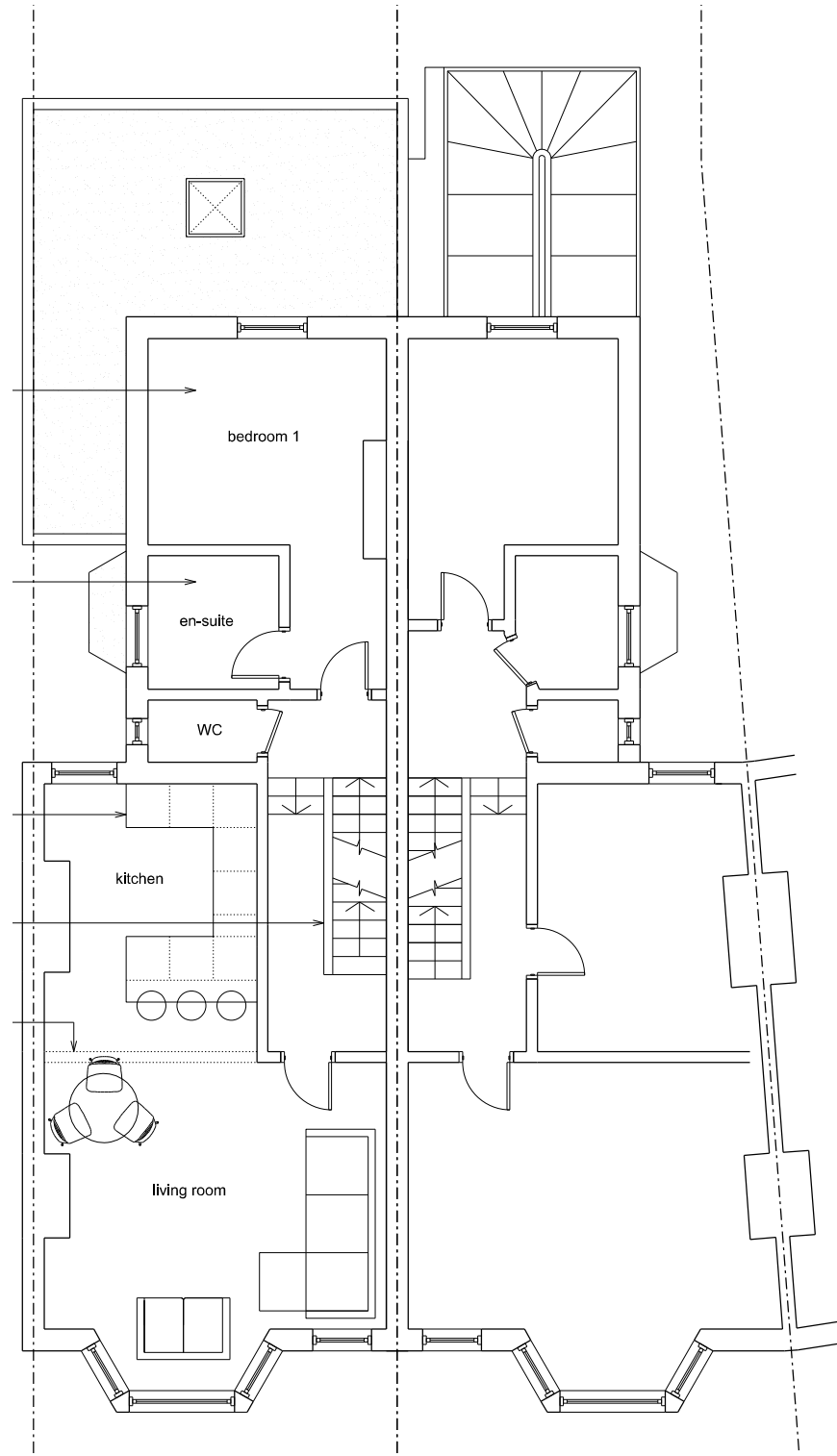
Notice has been served to 20 Solent Road under articles 11 of application for planning permission, Town Country Planning order 2010.

heritage assets, amenity and outlook

The proposed scheme has been designed to complete the 18 and 20 Solent Road pair, as originally intended. We believe that this will enhance the character of the existing house and complement neighbouring properties.

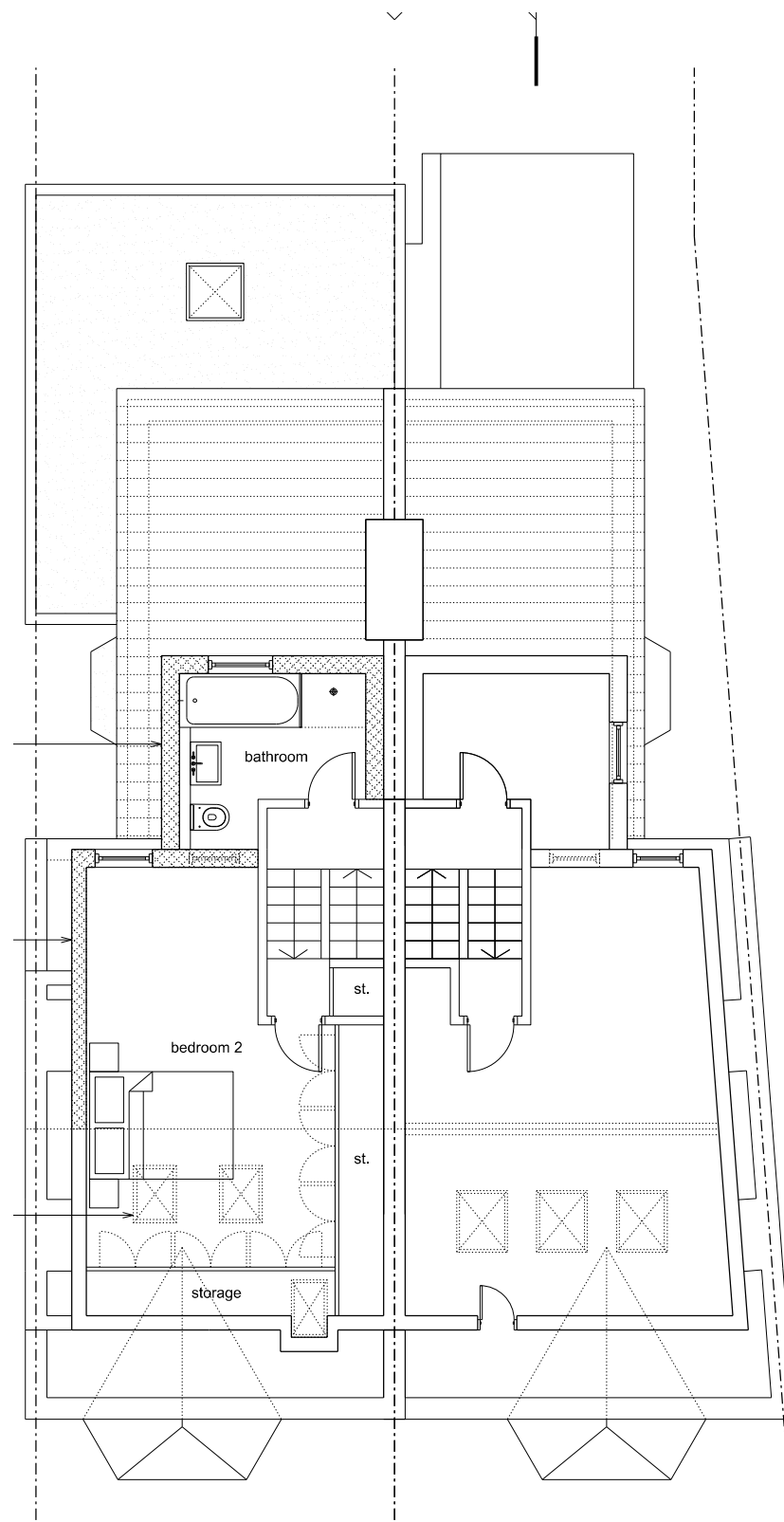
The proposed scheme does not impact on the amenities and outlook of the adjacent properties.

For further information refer to the planning architectural drawings.



20 Solent Road planning application | 18 Solent Road

01. first floor plan



20 Solent Road planning application | 18 Solent Road

02. second floor plan



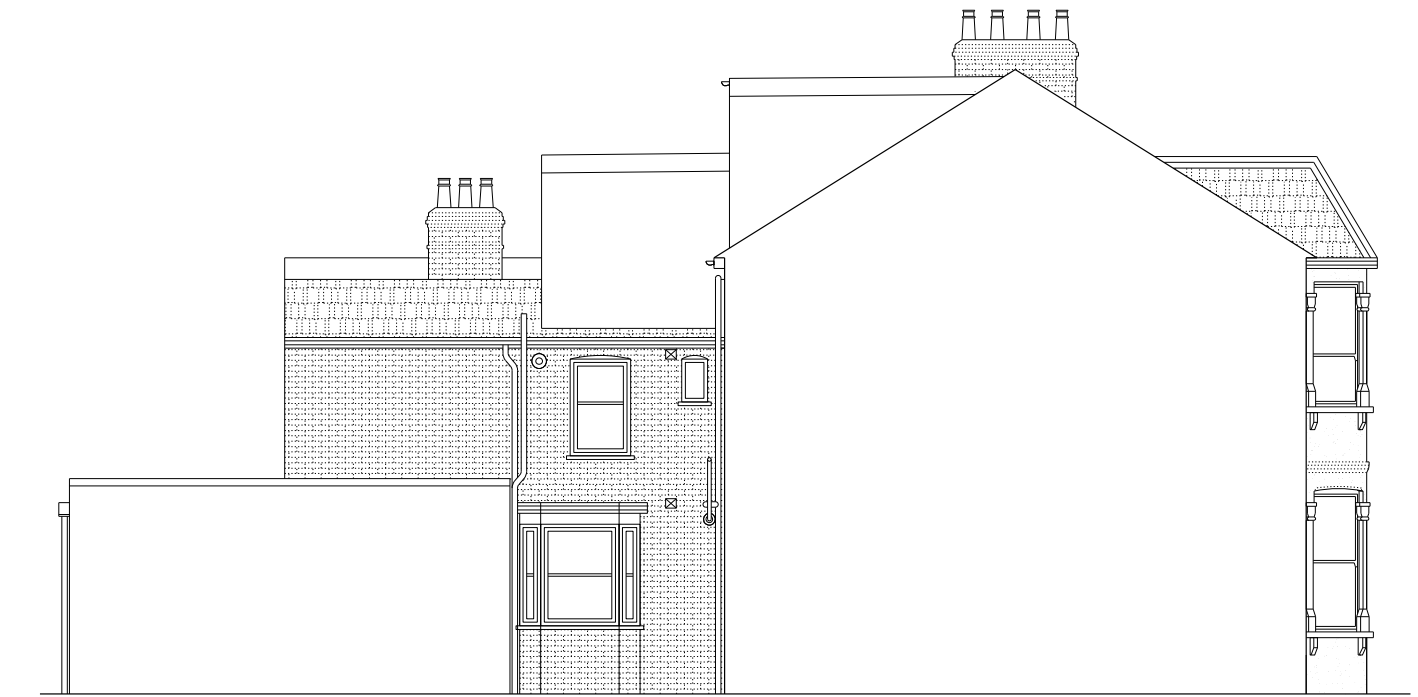
20 Solent Road planning application | 18 Solent Road

01. front elevation



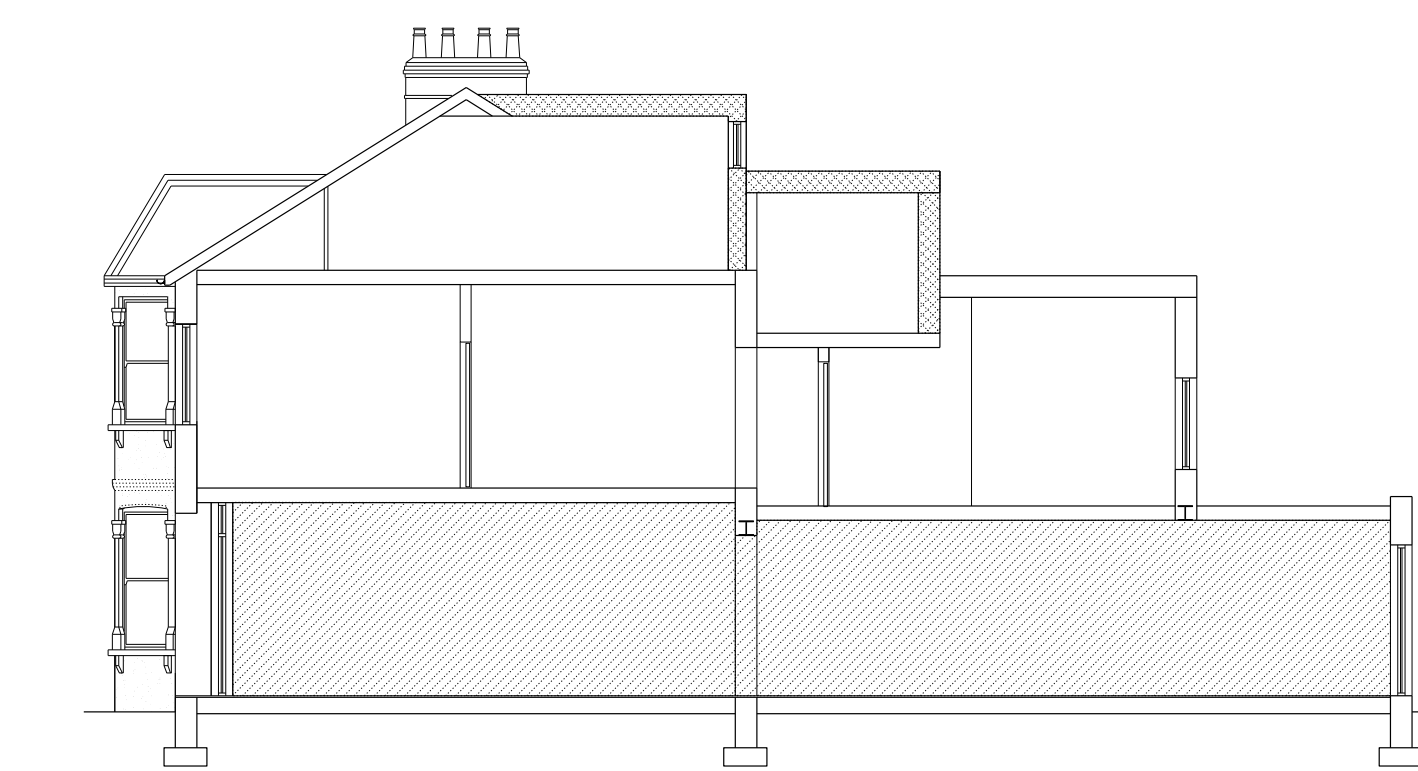
18 Solent Road | 20 Solent Road planning application

03. rear elevation



20 Solent Road planning application | 18 Solent Road

02. side elevation



20 Solent Road planning application | 18 Solent Road

04. section aa

Contact:

Craig Rosenblatt
rosenblattcraig@yahoo.co.uk