

MB/11

Design and Access Statement Planning Permission 1 Hodes Row NW32JZ

Features of Existing Site

1 Hodes Row is a mews house built in 1998 in the Mansfield Conservation Area.

The Hodes Row development retains some connection towards the surrounding properties in its pitched roofing. The front of Hodes Row looks over the rear of the shops in Mansfield Road, being a collection of terraces, garages and roofs. The rear of Hodes Row looks onto the gardens, rear extensions and terraces of Courthope and Estelle Roads.

The proposed changes take place at the rear of the property.

The proposal is to extend the flat roof at the rear of the property by approximately 1400mm.

The existing roof is currently covered in asphalt and is nearing its lifespan and the proposal is to remove the complete roof including structure, replace the timber work to structural calculations and cover the roof with asphalt. This will include replacing all rainwater goods.

THE PROPOSED ROOF EXTENSION WILL REMAIN AT THE SAME HEIGHT AS THE EXISTING ROOF.

The existing roof is protected by a parapet wall which is approximately 330mm above the asphalt, the only work to be carried out to the parapet would be to re-bed any loose coping and replace any missing copings.

To accommodate the roof extension one of the windows to the rear of the property at first floor level, will be reduced in size from 1100 X 1200 to 400 X 1200. This will then match the other window on the rear elevation and offer the property more privacy from the terraces which currently overlook the window. The new window will be aluminium to match the existing. The window in the ground floor hallway will be removed and blocked up.

Within the remaining patio/ bedroom, the proposal is to construct the new external wall in timber. to structural engineers calculations. This wall will be rendered externally to match the rear of the house and will incorporate a pair of aluminium sliding doors.

How the work will affect the neighbouring properties

It is not considered that the proposed work will impact on any of the neighbours as the roof will remain at the same height and is protected by the parapet wall.

Details of the layout of the proposed work

The layout of the property fundamentally remains the same. The profile of the housing terrace is unchanged and respects the guidelines of the Mansfield Conservation area. All of the proposed work fits into the character of the surrounding environment and is all located at the rear of the property and will follow design guidelines set by the council.

Details of the scale of the proposed work

There is no material changed to the property. The total area contained by the existing rear bedroom and terrace will not increase, only the ratio will be changed.

This is detailed in the accompanying drawings.

Landscaping - n/a

Additional Details

MB / 11

Photos to help illustrate the existing property.

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