DESIGN & ACCESS STATEMENT

Planning Application

PROPOSED ROOF EXTENSION AND PROPOSED DORMERS

TO MAIN HOUSE SIDE AND REAR ELEVATIONS

RADLETT HOUSE

Image courtesy of Bing Maps

BB PARTNERSHIP LTD
CHARTERED ARCHITECTS

1.0   Introduction

This statement is made in support of the planning application for proposed roof extension and proposed dormers to accommodate new bedroom and ensuite. The roof extension is proposed for the south (side) and west (rear) elevations.

2.0   The Site & its Surroundings

The site is to the rear of Radlett place off Avenue Road and is bounded by residential units to three boundaries and Primrose Hill bounds the fourth.

3.0 Planning History and context.

The following applications relate to this submission.

Planning Approval – 2016/4374/P
Alterations to rear roof slope of dwelling (C3) including the modification of rear dormers and installation of overrun with chimney stack to facilitate the installation of internal passenger lift. (Class C3).

Planning Approval – 2012/5607/P
Erection of a two storey outbuilding and a single storey front extension to the main house in connection with existing residential dwelling (Class C3).

Planning Approval – 2011/5102/P
Excavation of a basement beneath the main house with front and rear lightwells and a two-storey basement link under the garden between the house and the previously approved swimming pool outbuilding, and installation of air conditioning unit and enclosure in garden, all in association with the use of the single family dwelling (Class C3).

Planning Approval - 2010/6316/P
Erection of a two storey plus basement out building and alteration to gate in association with existing residential dwelling (Class C3).

Planning Approval – 2006/1799/P

Erection of a new part one, part 2 storey dwelling house as an amendment to the planning permission granted on 21/06/05 (2004/5446) for the erection of a new dwelling house.

4.0   The Proposed Development

The proposals are as follows –

1. Construction of a pitched roof to the west (rear) of the house
2. Connecting the existing and proposed roofs is a single sided pitched 'link roof' that is narrows to enable the retention of the roof lantern over the staircase
3. There are 3no. proposed dormers on the south (side) elevation and 2no. on the west (rear) to match the existing
4. All materials are to match existing

5.0   Planning Policies & Planning Considerations

B7 – Conservation Areas

B1 – General Design Principles

6.0   Environmental Impact / Sustainability

The materials used will be inert and will not cause pollution of surface run-off water, ground water, watercourses or areas of open water. It is proposed to use good quality materials to reduce energy use and water efficient appliances.

Adequate storage space is provided within the existing dwelling for refuse storage and for the provision of green bins, recycling boxes, etc.

The potential contractor's attitude towards management of waste materials on   site will be considered during the tender selection stage.

The construction methods envisaged look to minimise the amount of construction waste. The use of timber from sustainable sources will be encouraged.
Robust and good quality materials will be specified.

Open land, wildlife and archaeology policies are not relevant for this application.

7.0   Design and Access

It is the client's requirement for further accommodation without increasing the buildings footprint and we believe this can be achieved by redefining the composition of the roof forms. Currently the roof forms are split into two separate forms that do not connect. A pitched roof form to the front of the property terminates prior to the roof lantern and the rear of the house consists of a flat metal roof finished in single ply membrane.

Our response is to propose a roof that from 3 of the 4 elevations will appear to be a continuous pitched roof with dormer which is the language portrayed in the front elevation. It is to the north (side) elevation

where the two roof forms (new and old) will be seen to separate to allow for the unique existing roof lantern to continue to exist.

The 'link roof' consisting of a single sided pitched roof will enable the roof language to appear consistent will providing enough head height for an en-suite and circulation to the new bedroom to be accommodated.

The proposed roof will continue to be subservient to the existing as the ridge height is proposed to be lower than the existing roof ridge yet slightly higher the front section of the roof seen from the front elevation to allow for a more usable roof height.

All materials proposed can already be found on the existing house. Plain clay tiles will clad the pitched roof as well as the walled element of the 'link roof'. Cheeks to dormers will be finished off in lead to match the existing dormers with the details of the flat roof cap to be replicated. All proposed windows will be white painted wood with replicating panel designs.

The design ensures that the client will also take account of how the design, the provision of facilities, fixtures and fittings, plus the selection of materials will influence any obligations imposed by other legislation affecting the on-going management of the completed development.

Supporting Documents:

FRM – 1000 – Site Plan

FRM – 2000.1 – Existing Loft Plan

FRM – 2000.2 – Existing Roof Plan

FRM – 2000.3 – Site Photos

FRM – 2001 – Proposed Loft Plan

FRM – 2002 – Proposed Roof Plan

FRM – 2003 – Proposed Rear & Side Elevation

FRM – 2004 – Proposed Side Elevation

FRM – 2005 – Proposed Sections

Approach

The site fronts Radlett Place, which is considered adequate to allow for pedestrian access to the proposed development and public transport links.

Effective on Going Management

On completion of the development, it will be for private individual owners to ensure effective ongoing management.

Conclusion

Proposal provides the clients need for further accommodation while using the existing character of the roof to enhance the form by combining the proposed and existing.

It is our belief the proposal is in harmony and will provide no harm to the local surrounding environment.