

Design and Access Statement

Statement by: Apropos Conservatories Ltd.

On behalf of Mr Thanki

Site: 35 Ferncroft Avenue, London, NW3 7PG

Council:

Camden Council

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Introduction

This statement has been prepared by apropos conservatories LTD on behalf of the applicant, Mr Thanki of 35 Ferncroft Avenue, London, NW3 7PG. The statement is intended to accompany the application for the replacement of an existing glazed lean to.

The property is within authority of a Camden Council and is a grade II listed building. The site is stipulated by historic England as below;

Pair of semi-detached houses. 1902. By CHB Quennell; built by GW Hart. Red brick. Tiled gabled and hipped roofs with tile-hung gabled dormers and overhanging bracketed eaves. Symmetrically designed pair. 2 storeys and attics. 3 windows each. Projecting gabled outer bays with further projecting bays forming bay windows through the ground and 1st floor with hipped half roofs; tripartite sashes and narrow sashes to cheeks; gables with acroteria. Entrance bays, slightly projecting on angle of outer and central bays, have round-arched porches with sash windows above. Central bays at ground floor continue line of entrance bays with tripartite sashes under penthouse roofs having a stone coped parapet at the line of the party wall. 1st floor corresponding tripartite sashes with the party wall roof parapet continuing onto the wall as a stepped corbel. INTERIORS: not inspected.

Listing NGR: TQ2547385921

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The Proposal

The proposal is to replace an existing conservatory that abuts the ground floor flat of the property. The footprint will not be changed and there will be no more glazing than is currently present, the only alterations will be reduced framing to better allow light into the property. The door configuration will be altered to allow a full opening when required, and roof vents will be omitted.

Our project will also incorporate the replacement of a door set on the rear elevation.

The proposal relates to the previously approved application ref LWX0002121, which approved the existing lean to extension.

Location

The location of the proposed extension site is shown below.



The new structure will replace the existing conservatory shown above, acting in the same manner to open up the property to more natural light, and provide easy access into the rear garden.

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The structure is situated to the rear of the site, far away from affecting any street scene, and will not promote any overlooking to any neighbouring properties. The neighbouring properties will not be affected by this proposal as there will be no change in the structures makeup. The proposal cannot be viewed from any public vantage points or footways/highways, as is positioned in a private garden.

Size

The proposed structure will be approx. 6.15x1.27meters, giving an overall footprint of 7.8m², matching that of the current structure. The host dwelling quite large, and the relative size of this structure will not detract from the character of the site.

Materials

The proposed materials are thermally broken aluminium and glass, which are a modern, lightweight and maintenance free alternatives to more traditional wooden or cast iron structures. The build work will remove the existing wooden structure as it has become unsustainable due to heat loss, a common problem in large listed buildings such as this. The materials which have been chosen for this project will complement and enhance the existing property, but importantly provide an increased thermal retention.

The use of powder coated aluminium rather than UPVC, means the structure will require little maintenance, and will retain its high standard of appearance for many years. Aluminium is completely recyclable and more environmentally friendly than the alternatives.

Landscaping

There are no Landscaping works with regards to this project.

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Conclusion

In conclusion, our client has decided to replace their existing conservatory in favour of an option with increased quality of build, and longevity. This is aimed to enhance their living space and enjoyment of this private area by allowing year round use of the room. They wish to enhance what is currently an under used area of their home.

For the concerns of character, the direct replacement will have no greater impact on the property than that of the existing.

They have asked apropos to ensure that the project is both modern whilst keeping a traditional feel to their home. They are keen to promote some more natural light into the property.

Our client wanted a structure that will complement the existing dwelling, and provide an adequate living space, it is our strong belief that their requirements have been met with the design of this new structure.

We are therefore requesting planning application is looked upon favourably and the proposal be granted approval.