

Design and Access Statement - 4th May 2018

40 Shirlock Road, London NW3 2HS - Erection of front dormer window and conservatory on first floor rear roof terrace.

This application is a re-submission of the schemes that were previously granted approval:

- for the Dormer: application 2014/3543/P approved 07-08-2014 and application 2015/4090/P granted 04.09.2015.
- for the Conservatory: application 2014/3544/P approved 07-08-2014.

A re-submission is being made because Condition 1 “the development hereby permitted must be begun not later than the end of three years from the date of this permission”, has expired.

This new application is an amalgamation of the two previous applications. The only difference to the schedule as approved on applications 2014/3543/P, 2015/4090/P and 2014/3544/P is an infilled non-original window as described below at the ref. 2.3 Window infill. Also, there are slight changes to the dimensions due to different survey results.

There are also minor changes to the location of some internal walls.

1 - Existing Site and Context

Below are notes from the Design and Access Statements that accompanied application 2014/3543/P, 2015/4090/P and 2014/3544/P regarding the Erection of front dormer window and of the conservatory on first floor rear roof terrace

“The property is a three-storey terraced house, located ninth from the north end of Shirlock Road, and third in a block of four houses. As with many houses in the surrounding area, the original building has been extensively modified, including the addition of a rear dormer window and a two-storey rear extension with roof terrace.

Shirlock Road lies roughly to the centre of a series of terraces forming part of Gospel Oak, a largely residential area to the south of Hampstead Heath. The immediate area lies within Mansfield Conservation Area. To the immediate north of the terrace is the substantial grade II listed All Hallows Church (c.1900), on Savernake Road. Further to the north a railway line divides the area from Hampstead Heath. To the south of Shirlock Street is the Lismore Circus Estate, a development of flats dating from the 1970s. “*

2 - Design

2.1 Dormer:

Materials: Materials and fittings will be selected to be sympathetic to the original building and to be similar to the existing dormer next door at no. 38. Also, the prevalent colour will be a shade of grey using zinc or lead.

Vehicle parking: The works will not have impact on car parking and traffic as they will not result in increased occupancy.

Dimensions: The full height of the dormer structure will be 1659mm from the existing roof. The dormer will be 4284mm wide and 2666mm deep. The windows will be 1254mm tall. The external volume of the dormer will be approximately 9.5m³. (The dimensions are similar to those in application 2015/4090/P, granted 04.09.2015)

2.2 Conservatory:

Materials: Materials and fittings will be chosen to be sympathetic to the original building. The conservatory will be built of black-painted steel-framed glazing.

Dimensions: The conservatory will have a maximum height of 2359mm, it will be 2604mm wide and 2799mm deep. It will provide approximately 6.9m² of additional floorspace.

2.3 Window infill

The non-original window of the rear façade will be infilled because it will not be needed for the new internal configuration, and to restore the original aspect of the façade.



Figure 1



Figure 2



Figure 3



Figure 4

3 - Conclusions

Below are notes from the Design and Access Statements that accompanied applications 2014/3543/P, 2015/4090/P regarding the Erection of a front dormer window

“The proposed dormer window will provide more comfortable, better-lit living space for the present and future occupants of the property. It will not have any impact on the amenity of occupants of neighbouring buildings.

The proposal will have no effect on the setting and views of the nearby listed church. As front dormer windows are already a frequent feature of the houses on Shirlock Road, the proposal will not cause significant harm to the appearance of the row, and will not result in the roofline being compromised. As the dormer has been designed to be appropriate to the original building in terms of scale and materials, the proposal will not detract from the character of the conservation area.”

Below are notes from the Design and Access Statements that accompanied application 2014/3544/P regarding the Erection of the conservatory on first floor rear roof terrace

“The proposed conservatory will provide a useful additional room for the occupants of the property, allowing them to enjoy the amenity of the house more flexibly. It will increase the available floorspace of the property.

Owing to the size, orientation and location of the conservatory, it will not have any impact on the amenity of occupants of neighbouring buildings.

The design of the conservatory has been developed to be sensitive to the appearance of the original building. As the conservatory will be out of view from any public viewpoints, it will not have an impact on the observable character of the conservation area. Likewise, it will not be harmful to the setting of, and any views of, All Hallows Church. As such, the significance of the surrounding heritage assets will be protected by the development.”