

WEBB ARCHITECTS LIMITED

Design Statement for Certificate of Lawful Development

Proposed Development for-

Windows to Dormer Roof

At-

**31 Sarre Road
London
NW2 3SN**

WEBB ARCHITECTS LIMITED

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Location Plan



Existing Site

The application site is situated on the West side of Sarre Road. The length of the house faces East/ West with the rear garden West facing.

Sarre Road is residential in nature and primarily comprises terraced and semi detached houses. 31 Sarre Road is semi detached with a passage separating the neighbouring building.

The building is a single family dwelling of three storeys, ground, first and second. With four bedrooms plus a box room. The second floor has been converted previously to provide the fourth bedroom in the loft space. The ground floor is a split level due to the fall of the site back to front. The rear ground floor level of the closet wing being lower than the front of the house. There is a small front garden and larger rear garden of 16.5m length from the back of the house.

There are no trees on or near the site that will be affected by the proposed extensions.

The property is late Victorian/ early Edwardian. The building is constructed from a red brick to the front and a London Stock or multi to the rear Closet Wing. The rear elevation is rendered and painted white with the flank wall to the passage being a red London stock or multi. There is a full width dormer to the rear roof pitch with artificial slate tiling. The main roof and roof to the Closet Wing is again clad in the same tiling. Windows have timber sliding-sashes with arches to the window heads to the upper floors and side of the Closet Wing at ground floor. To the rear of the Closet Wing there are casement windows at ground floor. There is a large double door to the rear garden from the rear Reception Room with steps externally to access the garden. There is a paved terrace area extending into the rear garden with two sets of steps. There is a side access gate to the rear garden from the shared passageway between the houses.

There is an existing window to the rear of the dormer.

31 Sarre Road is not in a Conservation Area.

Existing Site Photos



Rear Elevation

Proposed Development-

Windows to Dormer Roof

The proposed development is to enlarge the opening to the rear of the dormer to form a window opening with a lower cill. The windows will be timber framed split into six panels with the upper three panels opening.