

24 St Albans Road
London, NW5 1RD
Design & Access Statement
28.01.2019





SUMMARY

A roof extension has been granted under application number 2018/3523/P allowing for the infill between the two roof pitches.

This application seeks to gain approval for a rear dormer in addition to the infill approved under the above application. Both neighbouring properties have dormer constructions.

CONTEXT

24 St Albans Road is a 2-storey semi-detached house, assumed to be from the early twentieth century. The application property is situated within the Dartmouth Park Conservation Area.

HERITAGE STATEMENT

The application property is part of a small collection of other houses along the street of similar type and vernacular. Undoubtedly all of important architectural merit, and together they form a key part of the Conservation Area aesthetic. They share a distinct uniformity, notably to the front elevation, of similar window fenestration, and stucco render at first floor level, with post and beam timber decorations.

Away from the principal elevation, the buildings are more ad-hoc in nature, varying across each property. At roof level, most have infilled the central valley, and there are varying examples of side are rear roof dormers, in depth, size and form. The rear of the property is not visible from the public realm. The rear elevations also vary considerably.

In line with Policy, this application is only seeking changes to the rear elevation that are not visible from the public realm. The rear roof dormer extension does not to upset the scale or proportions of the principal elevation of the building. Thus, not adversely affect its character, appearance or setting amongst the neighbouring buildings. The dormer extension is also designed to be sympathetic to the existing building, in form, scale and material.



PROPOSALS

The proposal is for a roof dormer and roof infill extension. The proposal aims to provide additional bedroom accommodation to the family.

The proposed extensions have been carefully considered in terms of height and setback. The eaves to the dormer are below the existing roof ridge height, and the dormer is set back from the edge of the roof by at least 500mm.

The material palette is intended to ensure a high quality and durable construction by using zinc for the dormer. Zinc is a traditional roofing material manufactured and used on industrial scales in the UK since the 17th century.

The windows and doors are timber framed, in keeping and to match existing. All windows and roof lights are to be double glazed and are designed to support the importance of natural daylight and quality living space, whilst maintaining visual privacy.

In all, the proposal has been carefully considered so to meet a high standard of design quality, and of appropriate form, scale and materials, so to be a sensitive contemporary addition that will retain and enhance the character of the property.

Image 1 shows the rear elevation to the property in question. Image 2 & 3 show the neighbouring buildings with dormer constructions.

CONSTRUCTION MANAGEMENT PLAN

All site access and all on site deliveries will be from the front, and the rear garden will be used for all site storage and welfare. A policy will be put in place to ensure the front access and highway is kept clean at all times. Site working hours will be in accordance with local restrictions.

Thank you.

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