

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 re apply for a side dormer in addition to the infill approved under the above application. At least three properties in the immediate adjacency have visible and prominent side dormers.

## 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. Numbers 28,34 and 32 have prominent and visible side dormers.

Given this varied architectural style and the presence of side dormers we do not believe that the addition of a well details and designed side dormer would cause any material harm to the conservation area. The dormer extension is also designed to be sympathetic to the existing building, in form, scale and material.





## PROPOSALS

The proposal is for a side 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 simple, of high quality materials to match existing, which contribute positively to the appearance and character of the area.

The windows are timber framed, in keeping and to match existing. Roof lights to the roof extension will be shallow profile conservation roof lights, from the roof light company.

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.

## 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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