

FELIXDB

7/8/2019

126 MANSFIELD ROAD, NW3 2JB

SUPPORTING, DESIGN & ACCESS STATEMENT
REAR ROOF DORMER AND CONSERVATION ROOF LIGHTS TO FRONT ROOF.

Introduction

The property is terrace property constructed circa 1880. The property is arranged over 3 storeys, with a two storey outrigger to the rear. It is a single family dwelling. The exterior walls are constructed from mixed yellow London stock bricks, the front of the house has white painted render to the ground floor with stucco detailing around the front door and bay window. The roof is in its original form with slate tiles. All the windows are painted timber windows mostly vertical sash windows. The property is within the Mansfield conservation area.

Description

Rear roof dormer extension will follow the precedent set by nearby neighbours at no. 120 who have received permission and built a dormer roof extension. The dormer would be set in from the party walls by 500mm either side and set up from the eaves by 500mm and set down from the apex by 500mm. The dormer will be traditional in appearance using lead flashing and timber windows.

Design

The design will follow the guidance set out in CPG 1 – section 5 and the Mansfield conservation area.

The dormer extension will be subservient to the host building build being set in significantly from the roof edges.

The front roof lights will be conservation style roof lights with low projection from the roof tiles.

The front roof lights will align with the existing timber sash windows below.

The dormer window cheeks will be lead and the dormer roof will be covered in lead with traditional lead rolls.

The dormer casement windows will be high quality painted hardwood with Ovolo window mouldings.

The roof extension will use traditional detailing and materials such as natural slate and lead to complement the vernacular of the area and accord with the pre existing roof extensions near by.

Access

No access considerations are needed for this extension and alterations to an existing domestic residence in which the current occupants have no access problems.

Please see enclosed existing and proposed plans, elevations and sections illustrating the design of the extension.

If there is any additional information or amendments that you require please do not hesitate to contact me.

Sincerely,

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