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**Planning Statement  
32 ELLERDALE ROAD  
LONDON  
NW3 6BB**

**Replacement Canopy**

JULY 2020

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## **1.0 Statement of Intent**

- 1.1 The property is a residential semi-detached brick dwelling dating to 1930's, which retained architectural detailing reasonably well during subsequent roof extension. It is located within Reddington Frogna Conservation area, with its contribution deemed neutral however later acknowledgement from the council in previous applications do highlight as the pair of semis providing a positive contribution.
- 1.2 Along with adjoining 34 Ellerdale Road, the property forms a formerly symmetrical pair of dwelling houses. The buildings are located on a fairly exposed road junction.
- 1.3 To the North, 30 Ellerdale Rd is characterised by its complementing architectural style with taller proportions- which are further enhanced by the site's topography. This neighbouring structure features side and rear roof dormers.
- 1.4 The proposal of this application looks at replacing the existing door canopy with a similar design but larger and matching the canopy of No. 34. This would provide a better covering against rain protecting not only the occupants but also the front door.
- 1.5 The scheme was developed considering the March 2019, Camden Planning Guidance – Altering and extending your home.

## **2.0 Design Points & Considerations**

- 1.6 Par 2.21, The Camden Planning Guidance Mar 2019 – Altering and extending your home states, "Characteristic doorway features such as porches should be retained where they make a positive contribution to the character of groups of buildings".
- 1.7 The proposal would be complying with this point as the proposal introduces a similar looking canopy which reflects the design of No.34 and thus making both properties symmetrical from the street scene enhancing the area.
- 1.8 There are a number of styles prevalent in the area of portico and canopies.

3.0 Photos



Above - Existing Front of 34 (Left) and 34 (Right) Ellerdale Road.



Above - Existing Front of 34 Ellerdale Road.



Above - Example of proposed Canopy



Above - Example of Portico - Akwright Road



Above - Example of Portico - 30 Ellerdale Road