

FELIXDB

30/7/2020

FLAT b, 43 HEMSTAL ROAD, NW6 2AD

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

Introduction

The property is terrace property constructed circa 1883. The property is arranged over 3 storeys, with a 3 storey outrigger to the rear. The property has been divided into 2 flats. The exterior front walls are constructed from red bricks, the front of the house has white painted stucco detailing around the fenestration. The roof is in its original form with slate tiles. The windows are painted timber windows or white pvc. The property is not within a conservation area.

Description

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

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 moderate and inconspicuous from the street view, there are many pre existing roof light near by.

The dormer window walls will be clad in vertical slate roof tiles.

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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