

49 Spencer Rise, NW5 1AP

DESIGN AND ACCESS STATEMENT

7 July 20

CONTEXT

The property is situated in a residential area at the south eastern corner of the Dartmouth Park Conservation area. It is in a group of houses designed for artisans, the product of a variety of builders mostly dating to the 1870s that are typically two or three storeys high. The street is sloping and this, together with the range of house styles, gives an uneven appearance.

49 Spencer Rise is a two-storey terraced house in a group on the north side, nos. 33-65, on the flatter top of the rise. The front parapets align although the house fronts are variously painted or rendered. They have been extended in differing ways, one and two storeys, at the rear. Number 49 is next to a group of four houses 51-57 with roof extensions, and it faces a 50's apartment development comprising 4 and 6 storey blocks in 1950's style with access walkways on the south side of the street.

DESIGN

The proposal is for a roof extension with a traditional mansard and dormers to the front, and to the rear we propose to retain the butterfly parapet with a mansard set behind it, including some sloping glazing in line with the roof. The neighbours to the East of no 49 all have roof extensions with a similar arrangement at the front, so the proposal ties in with the rest of the terrace. The extensions do vary at the rear of the houses; 51 and 55 have lost the butterfly parapets and continue the rear wall for the loft extensions. And whilst 53 and 57 have mansards the butterfly parapets may be levelled off.

All new principle elements are to be constructed from elements to match the existing materials palette of the street and roofscape. Specifically these will be slate tiles and white painted timber framed windows.

The proposal does not interrupt the existing parapets and would form part of a group of 5 roof extensions in a relatively irregular group of 11 houses. Thus it would not be setting a precedent, neither would it cause no 49 to stand out any more conspicuously than either neighbour.

Rearrangements of bathrooms internally require an adjustment of the rear wing window and rooflights as per drawings.

DRAWINGS

01 Location 1:1000

02 Existing Plans 1:100

03 Existing Elevations 1:50

04 Existing Section 1:100

05 Proposed Plans 1:100

06 Proposed Elevations 1:50

07 Proposed Section 1:100

08 Context

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