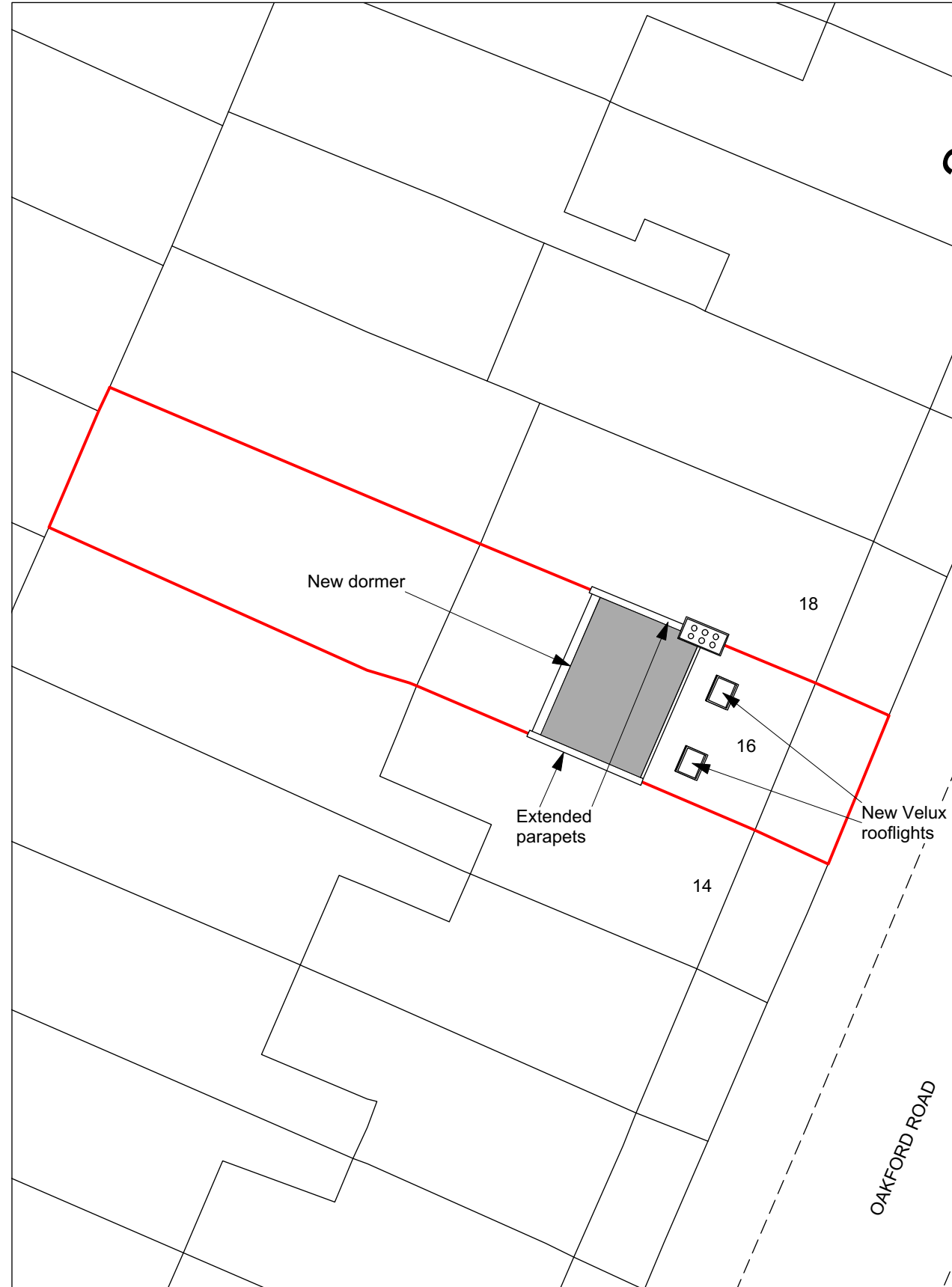
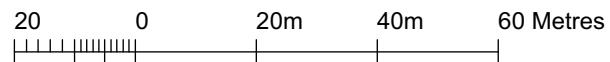


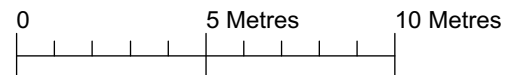
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**16 OAKFORD ROAD,
LONDON,
NW5 1AH**

SITE LOCATION PLAN
(Scale 1:1250 @ A3).



BLOCK PLAN
(Scale 1:200 @ A3).



**DESIGN & ACCESS STATEMENT FOR
16 OAKFORD ROAD NW5 1AH**

Existing

16 Oakford Road is a 3 storey terraced single family dwelling with a 2 storey outrigger at the rear. There is no proposal to change that use.
It is not in a conservation area and it is not a listed building.

Proposed works

This will include:

- two new Velux rooflights to the front elevation roof slope.
- a new dormer to the rear elevation of the main roof.
- extended parapets either side.
- one new window and one new door with Juliette balcony.

The design

The new dormer will be clad in slate to match the existing main roof with a painted timber door and window. The dormer roof will be a single ply membrane. The dormer will not be higher than the existing roof ridge tile, this will therefore ensure the proposed works remain subordinate to the main house. The Juliette balcony will be painted metal.

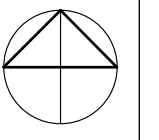
The existing roof parapets either side will be raised in height to accommodate the new dormer. The top of the proposed parapets will be set below the height of the roof ridge tile. The parapets will match the existing in terms of brick type, coping detail, mortar and keying.

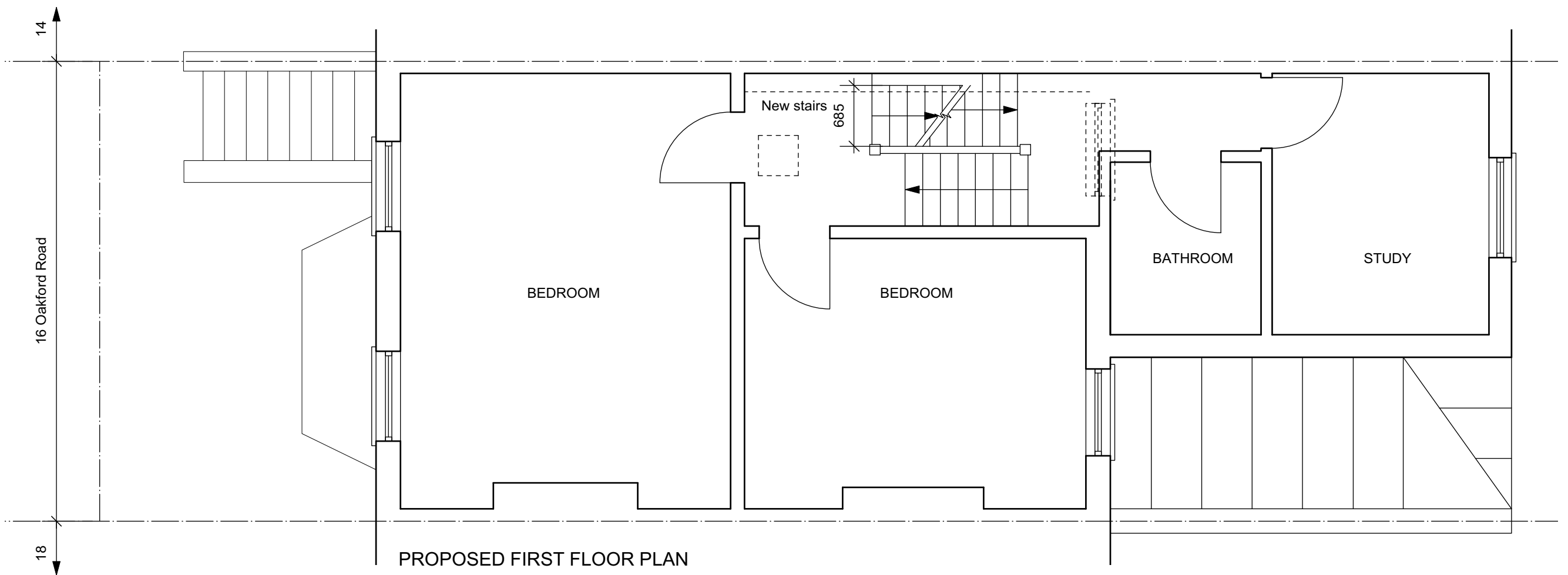
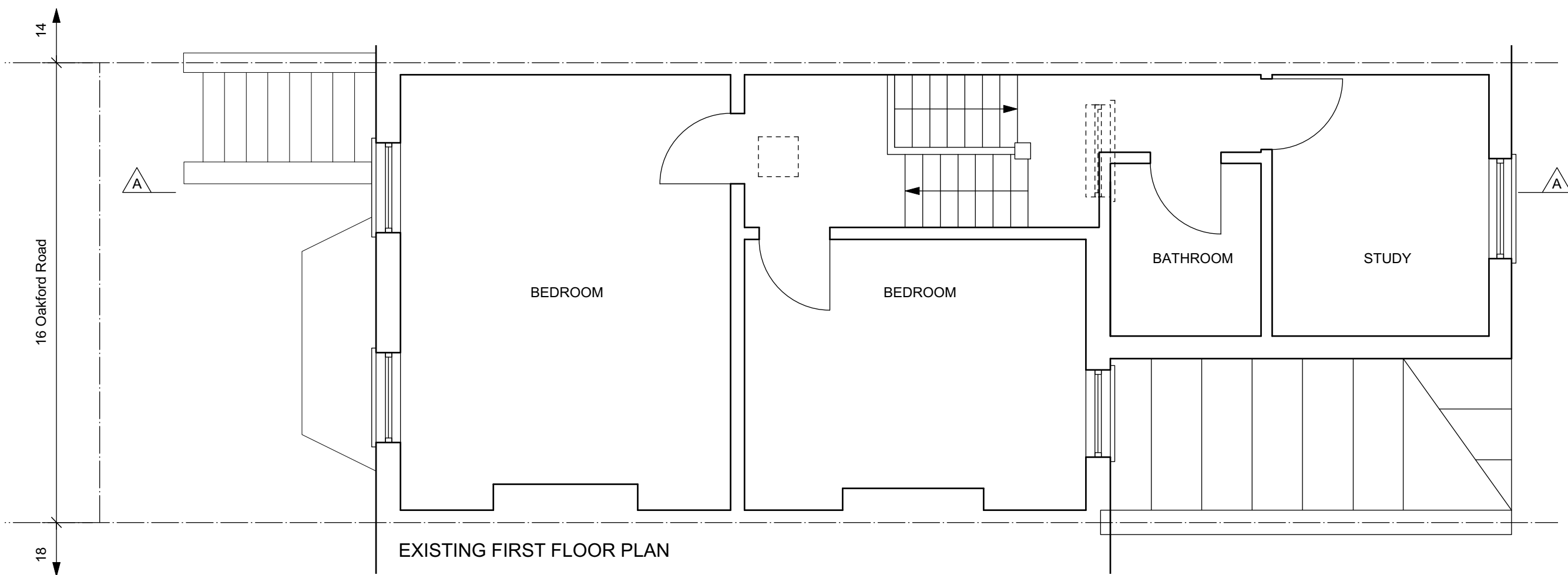
The new Velux rooflights will be low projection less than 150mm off the roof covering.

All new svp, downpipes and gutters will match existing colour & material.

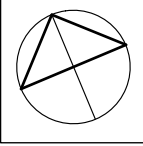
Parking and access are not altered or affected by the proposal.

scea les gunn design	6 North Grove London N6 4SL	Date: October 2020	Drawn/checked: km /
	t: 020 8341 9605 m: 07900 491 428	Client: J Swinerton	Scale: As indicated @A3
Project: 16 Oakford Road		PLANNING DRAWING	
Drg. Title: Site & Block Plan / DA Statement		No. OAK-P-01	
		Rev. -	



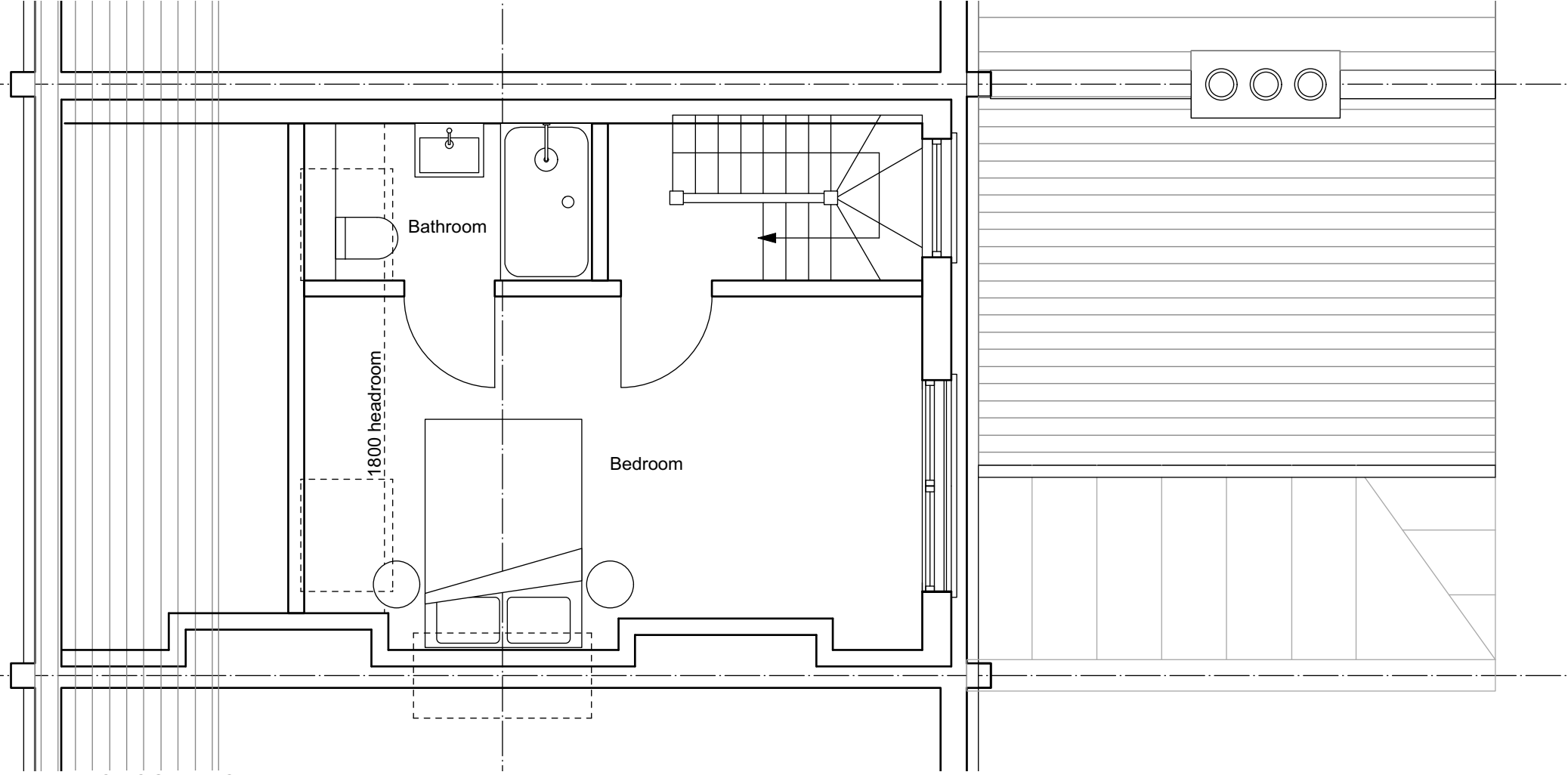


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Project: 16 Oakford Road		PLANNING DRAWING		
Drg. Title: Existing & Proposed First Floor Plan		No. OAK-P-02		
		Rev.		

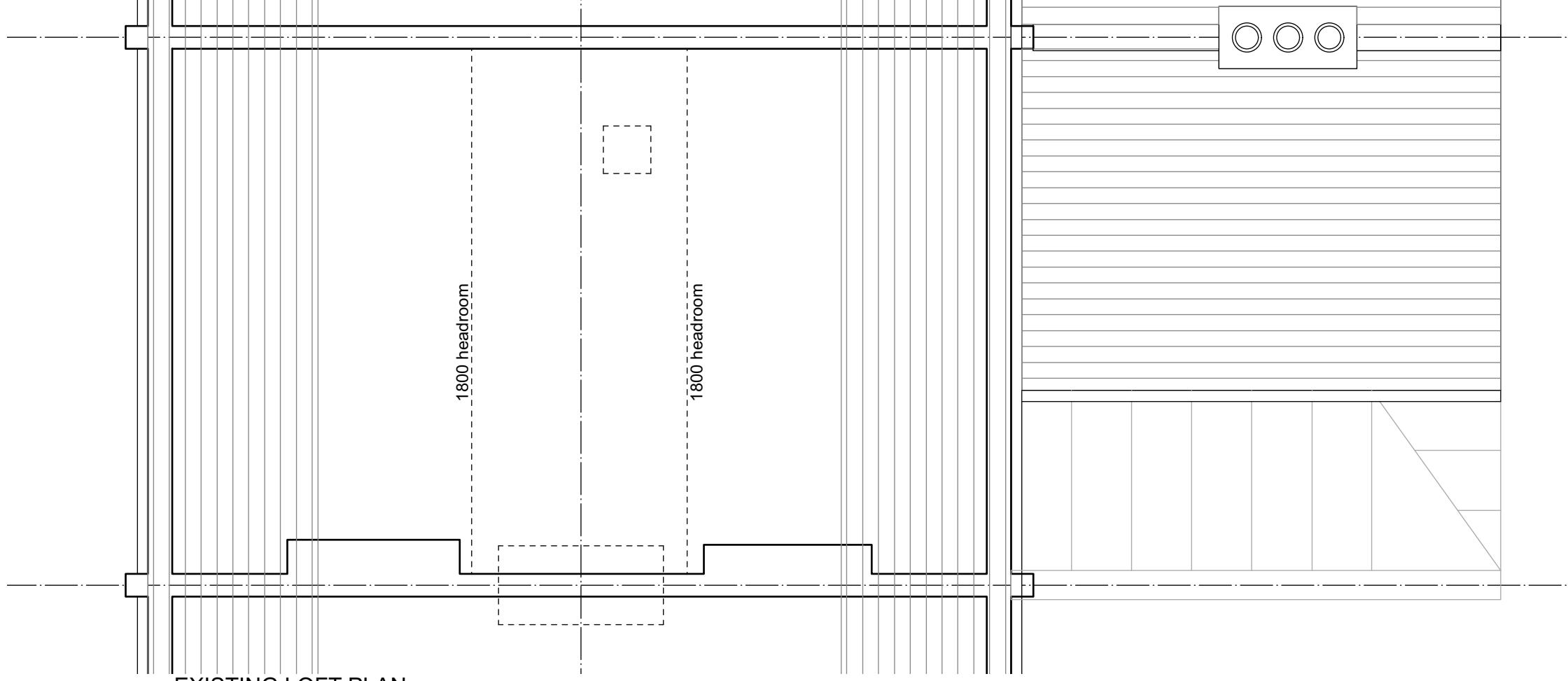


18 ← 16 Oakford Road → 14

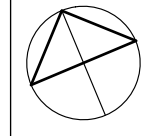
PROPOSED LOFT PLAN



EXISTING LOFT PLAN



Revision: -



sceales
gunn design
Project: 16 Oakford Road
Drg. Title: Existing & Proposed Loft Plan

6 North Grove London N6 4SL
t: 020 8341 9605 m: 07900 491 428

Date: October 2020
Client: J Swinerton

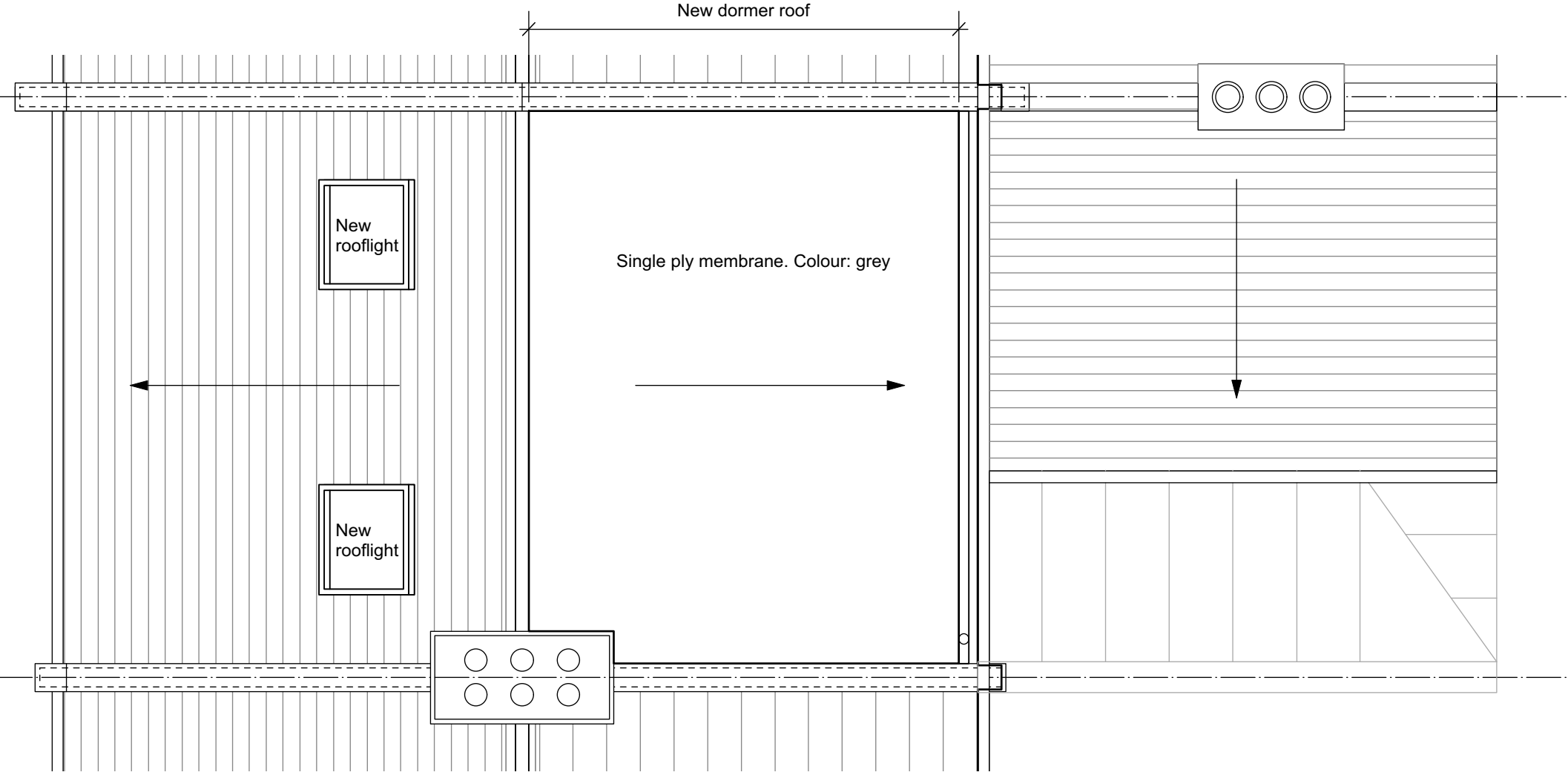
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PLANNING DRAWING

No. OAK-P-03

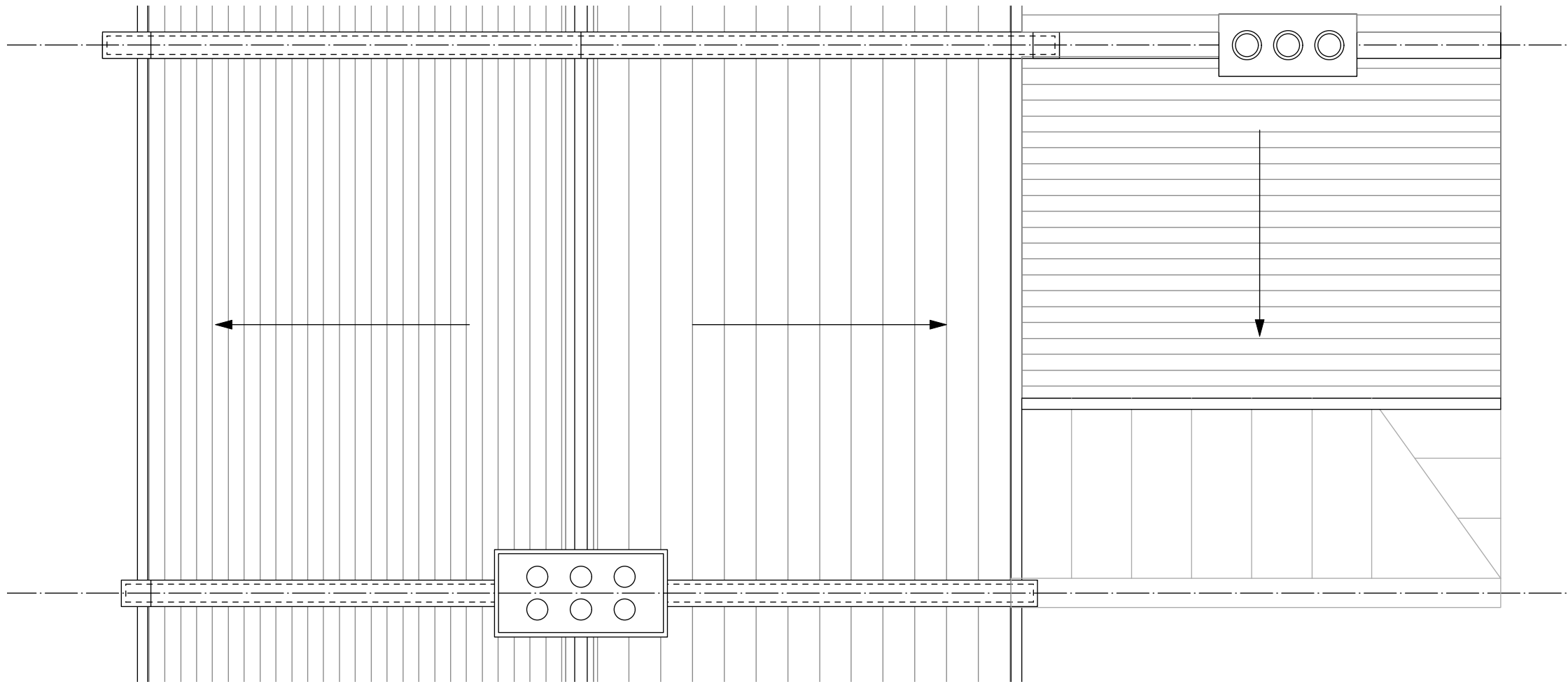
Rev.

18
16 Oakford Road
14



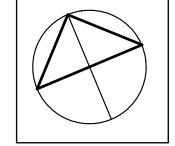
PROPOSED ROOF PLAN

EXISTING ROOF PLAN



Revision:

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Project: 16 Oakford Road		PLANNING DRAWING		
Drg. Title: Existing & Proposed Roof Plan		No. OAK-P-04		
		Rev.		



EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

Revision:	6 North Grove London N6 4SL		Date: October 2020	Drawn/checked: km /
	sceales gunn design		Client: j Swinerton	Scale: 1:50
Project: 16 Oakford Road		t: 020 8341 9605 m: 07900 491 428		@A3
Drg. Title: Proposed Front Elevation		PLANNING DRAWING		No. OAK-P-05
				Rev.



EXISTING REAR ELEVATION



scea gunn design	6 North Grove London N6 4SL	Date: October 2020	Drawn/checked: km /
	t: 020 8341 9605 m: 07900 491 428	Client: J Swinerton	Scale: 1:50 @A3
Project: 16 Oakford Road		PLANNING DRAWING	
Drg. Title: Existing Rear Elevation		No. OAK-P-06	
		Rev.	

Revision:	-
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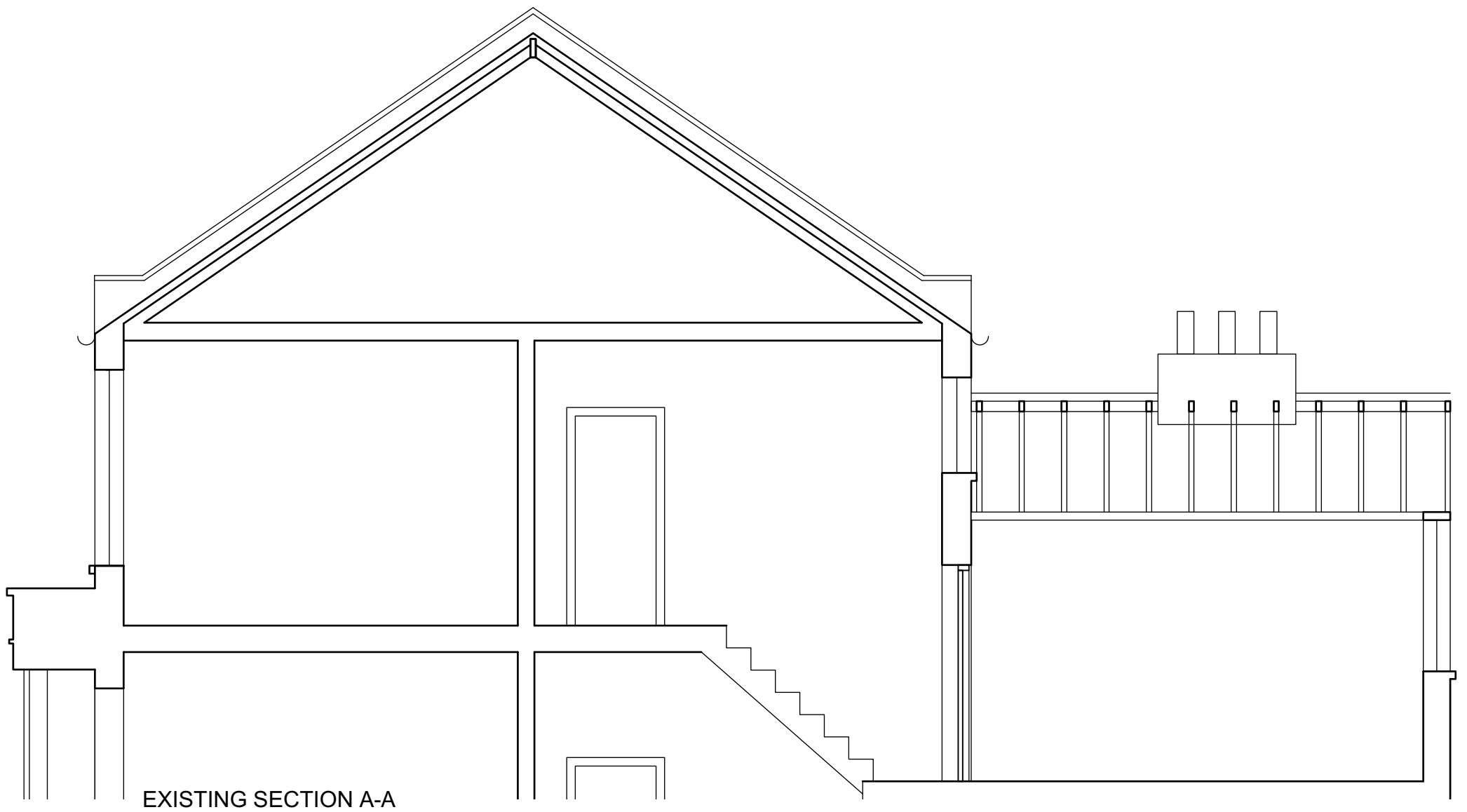
- Parapet walls built up to this level
- New painted timber window
- New painted timber doors
- Painted metal Juliette balcony
- External wall and cheeks of dormer finished in slate to match existing
- Existing SVP extended

New gutter and downpipe material and colour to match existing

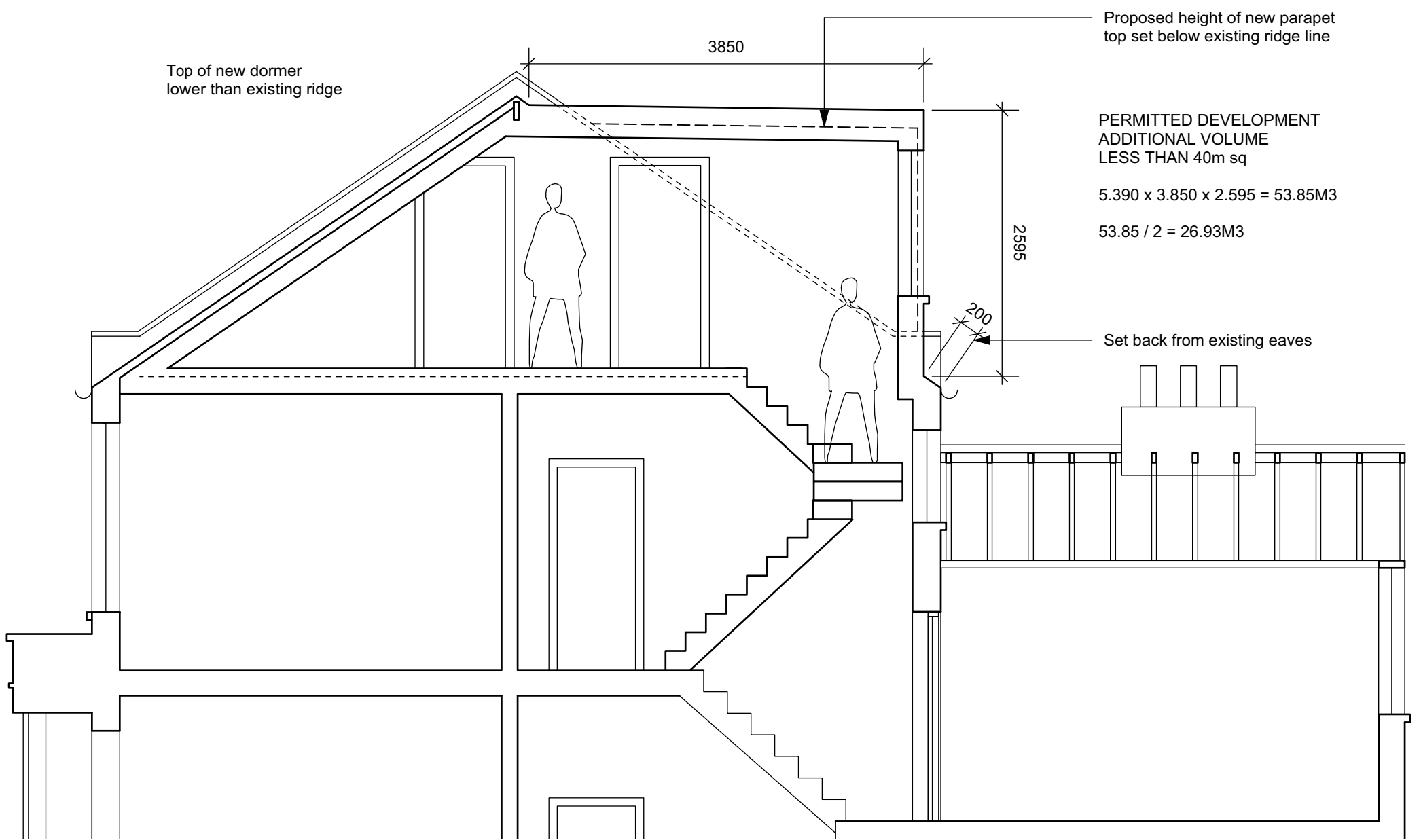
PROPOSED REAR ELEVATION



Revision: -	sceales gunn design 6 North Grove London N6 4SL t: 020 8341 9605 m: 07900 491 428	Date: October 2020	Drawn/checked: km /
		Client: J Swinerton	Scale: 1:50 @A3
Project: 16 Oakford Road		PLANNING DRAWING	
Drg. Title: Proposed Rear Elevation		No. OAK-P-07	
		Rev.	



EXISTING SECTION A-A



PROPOSED SECTION A-A

Proposed height of new parapet top set below existing ridge line

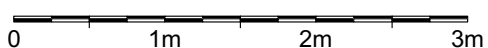
Top of new dormer lower than existing ridge

PERMITTED DEVELOPMENT
ADDITIONAL VOLUME
LESS THAN 40m sq

$$5.390 \times 3.850 \times 2.595 = 53.85M3$$

$$53.85 / 2 = 26.93M3$$

Set back from existing eaves



Revision:	-
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	t: 020 8341 9605 m: 07900 491 428	Client: J Swinnerton	Scale: 1:50 @A3
Project: 16 Oakford Road	PLANNING DRAWING		
Drg. Title: Existing & Proposed Section A-A	No. OAK-P-08	Rev.	