

DESIGN & ACCESS STATEMENT FOR 1ST FLOOR FLAT, 17 SARRE ROAD, LONDON, NW2 3SN

EXISTING PROPERTY

No. 17 is a 3 storey semi-detached house consisting of 2 flats. This application relates to the 'top floor flat' located on the 1st floor and loft space.

No.17 is not statutory or locally listed. The street is not within a conservation area.

Note, the proposed works cannot be seen from the street, hence the house front elevation is not required in this application.

PROPOSED DESIGN

The 1st floor kitchen is located within the rear outrigger. The mono-pitched roof structure above it is rotten in places, leaks, and has had many costly repairs over the years. The owner would like to replace the mono-pitch with a new flat roof allowing for an overall upgrade to the room's thermal insulation.

The flat roof would be set at a higher level to the existing mono-pitch, mimicking other neighbours roofs directly opposite on Westbere Road. The two sides of the flat roof would have new parapet walls.

The kitchen's improved internal height will also allow for much needed additional storage to the flat.

Skylights will be added to the new roof to improve natural light and ventilation.

The photo below shows that many other properties in the block also have flat roof outriggers, as listed:
- No 16 to 42 Westbere Road.
- No. 11 & 13 Sarre Road.

See separate Sarre- Photos document for additional info.

Materials

Brick walls & parapet: to match existing brick. Bonding and mortar keying to match existing.

Parapet coping: concrete.

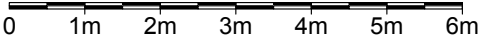
Flat roof: grey waterproof membrane.

Skylights: Grey metal.

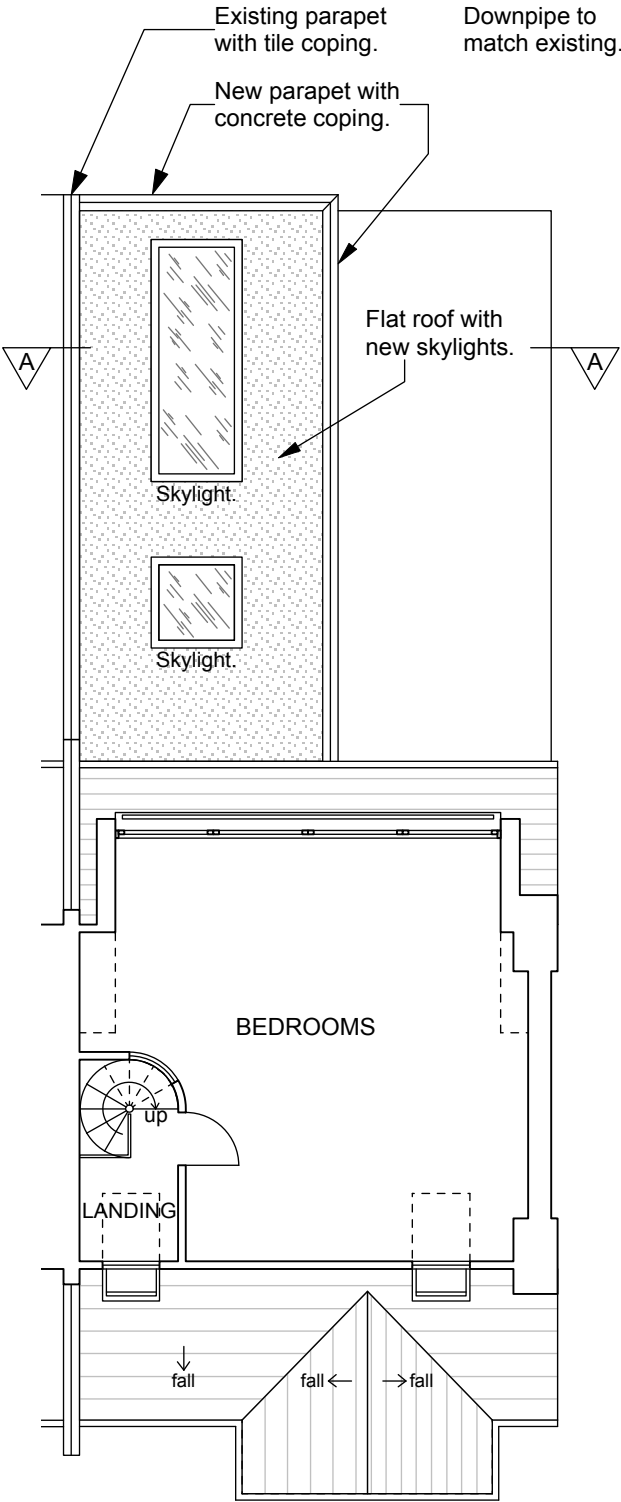
Downpipes: to match existing.

Drainage

The new roof will connect into the existing rainwater system.

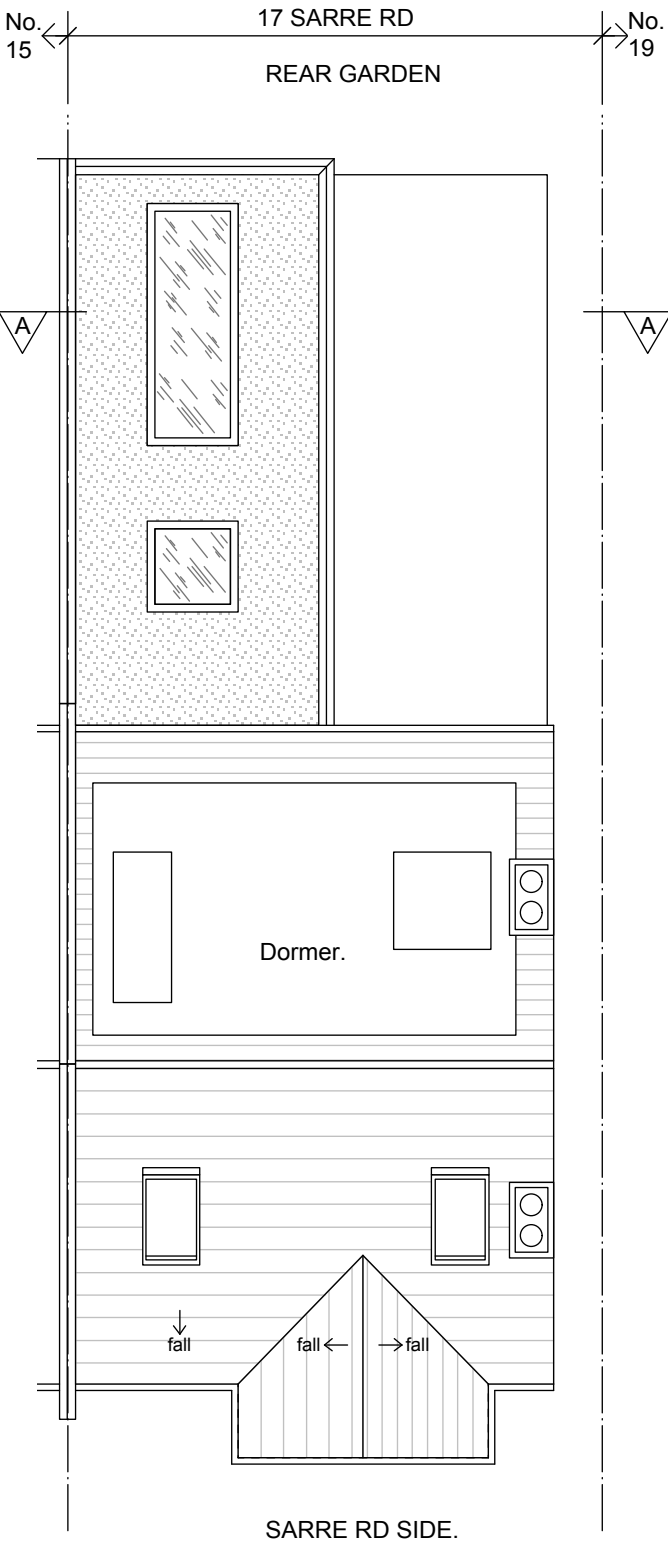


Revision: _____



UPPER FLOOR FLAT.

PROPOSED LOFT FLOOR PLAN



PROPOSED ROOF PLAN

	scales gunn design LTD	6 North Grove London N6 4SL t: 020 8341 9605 m: 07900 491 428	Date: 26th Oct 2020 Client: S. Vidakovic	Drawn/checked: dg / Scale: 1:50@A1 / 1:100@A3
	Project: No. 17 Sarre Rd	PLANNING DRAWING		
	Drg. Title: Proposed Plans / D & A Statement	No. SARRE -P- 112	Rev.	-