

DESIGN AND ACCESS STATEMENT

SUMMARY

This application seeks to gain approval for a rear dormer at roof level and a single storey rear extension with a revised front garden landscaping strategy and replacement of some existing timber casement windows.

CONTEXT

24 St Albans Road is a 2-storey semi-detached house, assumed to be from the early twentieth century. The property is situated within the Dartmouth Park Conservation Area.

HERITAGE STATEMENT

The application property is part of a small collection of other houses along the street of similar type and vernacular. Undoubtedly all of important architectural merit, and together they form a key part of the Conservation Area aesthetic. They share a distinct uniformity, notably to the front elevation, of similar window fenestration, and stucco render at first floor level, with post and beam timber decorations.

Away from the principal elevation, the buildings are more ad-hoc in nature, varying across each property. At roof level, many have infilled the central valley, and there are varying examples of side and rear roof dormers, in depth, size and form. The rear of the property is not visible from the public realm. The rear elevations also vary considerably with many ground floor rear extensions of various sizes and proportions.

In line with Policy, this application is only seeking changes to the rear elevation that are not visible from the public realm. The rear roof dormer and ground floor extension do not upset the scale or proportions of the principal elevation of the building. Thus, not adversely affect its character, appearance or setting amongst the neighbouring buildings. Both dormer and rear extension are also designed to be sympathetic to the existing building, in form, scale and material.

PROPOSALS

The proposal is for a roof dormer. The proposed dormer has been carefully considered in terms of height and setback. The eaves to the dormer are below the existing roof ridge height, and the dormer is set back from the edge of the roof by at least 500mm. The material palette is intended to ensure a high quality and durable construction by using zinc for the dormer. Zinc is a traditional roofing material manufactured and used on industrial scales in the UK since the 17th century.

The rear extension has been carefully considered in terms of its height and materiality to sit sensitively and respect the visual hierarchy of the existing house. It is proposed to be made of a combination of brick with an insitu concrete spandrel panel to create a lighter massing to the form of the extension.

The existing windows and doors are timber framed, and will be replaced to match existing. All windows are to be double glazed and are designed to support the importance of natural day-light, improving environmental performance in line with Policy CC1, CC2 and improving the quality of the living space, whilst maintaining visual privacy.

In all, the proposal has been carefully considered so to meet a high standard of design quality, and of appropriate form, scale and materials, so to be a sensitive contemporary addition that will retain and enhance the character of the property.

CONSTRUCTION MANAGEMENT PLAN

All site access and all on site deliveries will be from the front, and the rear garden will be used for all site storage and welfare. A policy will be put in place to ensure the front access and highway is kept clean at all times. Site working hours will be in accordance with local restrictions.

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7. Samples to be provided by main contractor for Studio Glyn approval
8. Studio Glyn to approve all drawings and rods prior to construction

Specification Notes

REV	Date	Description
PL1	27.11.20	Issued for Pre-Planning Advice
PL2	09.02.21	Issued for Planning

By
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DATE 02/10/2020	ADDRESS Ben Yaacov 26 St Albans Road London NW5 1RD
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