

**49 SPENCER RISE  
NW5 1AR**

**Design and Access Statement**

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No.47



Document produced by:  
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This document is to be read in conjunction with the following accompanying drawings as listed below:

**Existing drawings**

- 10.100 Location Plan 1:1250 @ A4
- 10.201 Existing Ground Floor Plan 1:50 @ A3
- 10.202 Existing First Floor Plan 1:50 @ A3
- 10.203 Existing Roof Plan 1:50 @ A3
- 10.251 Existing Section AA 1:50 @ A3
- 10.271 Existing Front and Rear Elevations 1:50 @ A3

**Proposed drawings**

- 20.201 Proposed Ground Floor Plan 1:50 @ A3
- 20.202 Proposed First Floor Plan 1:50 @ A3
- 20.203 Proposed Mansard Plan 1:50 @ A3
- 20.251 Proposed Section AA 1:50 @ A3
- 20.271 Proposed Front and Rear Elevations 1:50 @ A3

## Introduction

Coste + Beno Ltd has been appointed by the owners, Ben and Georgie Green, to appraise and develop their recently approved planning application for a mansard roof extension and new internal layout. During this process a number of alterations have been proposed which make the object of this report.

## Context

The property is a two storey mid-terraced house located on the upper part of Spencer Rise in the Dartmouth Park Conservation area. The terrace has been built during the 1870s and is comprised of two storey houses that have received over time a variety of single and two storey extensions to the rear. Four properties in the immediate vicinity, No. 51 - 57, have roof extensions with two small dormer windows to the front giving a consistent front appearance to the terrace but varying significantly in form and volume on the rear elevation. The neighbouring roof extensions vary from mansard roofs to full width rear dormers. 51 Spencer Rise has a full-width rear dormer extension with a roof terrace.



Full width dormer with roof terrace at No. 51

No.49 - view from garden

49 Spencer Rise has received approval for a mansard roof extension on the 13.10.2020. The approved proposal shows a mansard extension with flat roof on the top, two dormer windows to the front and a large skylight in the slope of the 70 degrees rear mansard wall.

## **The Proposal**

Our proposal is to make a series of minor amendments to the approved scheme which are designed to improve aesthetics, solve technical issues and aid natural ventilation. The rear mansard wall is to be turned in a full-width dormer to be able to receive traditionally fitted aluminium double glass windows instead of the larger inclined skylight which is more susceptible to technical problems over time. A new accessible window is proposed to be added next to the staircase to create a natural stack ventilation effect to cool the house in the summer months. The flat roof skylight will be retained as a non-opening element. The new glazing on the rear elevation is increased by 11% compared to the approved application and is not considered to increase overlooking on the neighbouring properties as the sill is sitting 1.5m above the half-landing level. The existing butterfly rear parapet will be retained.

On the first floor we propose to retain the existing timber sash window facing No.47 and install only one skylight in the roof slope instead of two as previously proposed. The use of the building, access, internal layout and choice of external materials used will remain in keeping with the already approved scheme.

## **Conclusion**

The proposals summarised above will address the technical shortcomings of the previously submitted scheme while the rear full width dormer is offering a modern solution which is in keeping with the diverse rear elevation of this terrace of houses, especially with the recently approved modern rear extension at No.51, without disrupting the historical character of the property.