

design access heritage

44D
Croftdown Road

patrick
rosie +

Contents

Architect's Statement

1. Introduction
2. Site and surroundings
3. Case for development
4. Design Concept
5. Bulk, Scale and Mass
6. Materials
7. Landscaping
8. Daylight and overlooking
9. Transport
10. Refuse
11. Access
12. Sustainability
13. Summary

Contents

Team

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1 Introduction

This document has been written to support the planning application for a rear dormer extension at No.44D Croftdown Road.

This document includes the design and access statement and it explains in photographs, drawings and words how the proposals have developed in terms of use, massing, layout, scale and appearance.

In writing this statement and devising the proposals we have taken into account the site area, the physical and social characteristics of the surroundings and the relevant planning policies.

2 Site and surroundings

The property comprised the top 2 storeys of No.42 Croftdown Road. The front façade of the building is facing northwest. The street is predominantly residential and sits within the Dartmouth Park Conservation Area.

The building forms part of a row of Victorian terrace houses. It conforms to the typology of this building on the street, with red brick facades, bay windows and slate roof.

The building has four floors. There are three velux windows on the roof that provide light and ventilation to the top loft conversion. The buildings around are the same typology and show very similar qualities.



3 Case for development

The proposal includes a rear dormer extension and is similar to many other dormer extensions within the conservation area, including the immediately neighbouring property.

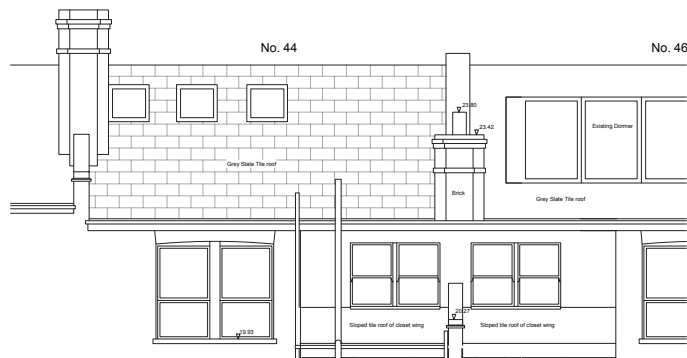
The proposal will meet the council's guidance for such development, will not be visible from the street scene and will be constructed of materials to remain in-keeping with the host property.

A pre-planning application advice service was carried out and the proposed scheme has taken on board the suggested amendments.

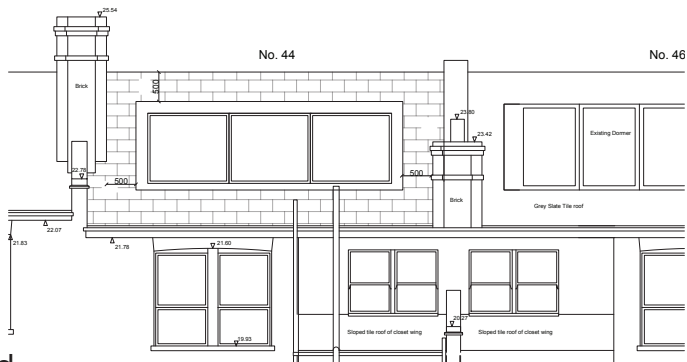
4 Design Concept

Our brief when approaching the design was to create an extension that is appropriate to its context and consistent with the neighbouring properties in terms of appearance, architectural style and size.

The proposed design achieves this whilst maintaining a bulk and scale that will sit comfortably with its neighbours.



Existing



Proposed

5 Bulk, Scale and Mass

The proposed extension has been sensitively designed to mitigate impact on the amenity space of nearby dwellings. The scale of the extension is within that permitted by the council. The bulk, scale and mass are all of a size which is consistent with local precedent.

6 Materials

The proposed dormer has been deliberately designed to form a cohesive addition within its context. The principle material slate tiles of the new extension are to match neighbouring properties.

7 Landscaping

No proposed changes to landscaping.

8 Daylight and Overlooking

The new windows will be on the rear elevation and the overlooking would be considered normal. The dormer will have minimal impact on the daylight levels of surrounding properties due to its rooftop nature.

9 Transport

There are no changes proposed to the vehicular access to the site.

10 Refuse

There are no changes proposed to refuse.

11 Access

No changes proposed.

12 Sustainability

The new proposal will involve upgrading the insulation and overall performance of the existing roof.

13 Summary

The principle of development is entirely justified, as directly comparable works were permitted on the nearby properties within the last few years. Furthermore, the proposed design has taken the advice of the pre-planning application and implemented it.

In light of the significant findings of this statement, we respectfully request that the council would support this application.

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