

DESIGN AND ACCESS STATEMENT – REPLACEMENT REAR DORMER, AND PROPOSED ROOFLIGHTS

Address: 4 ELLERDALE CLOSE, LONDON, NW3

The property is situated in the private cul-de-sac of Ellerdale Close and within 5 minutes walking distance from Hampstead train, station and shopping centre.



(view of existing front façade with protruding 1.5 storey tall block and clay tiled roof)

Assessment

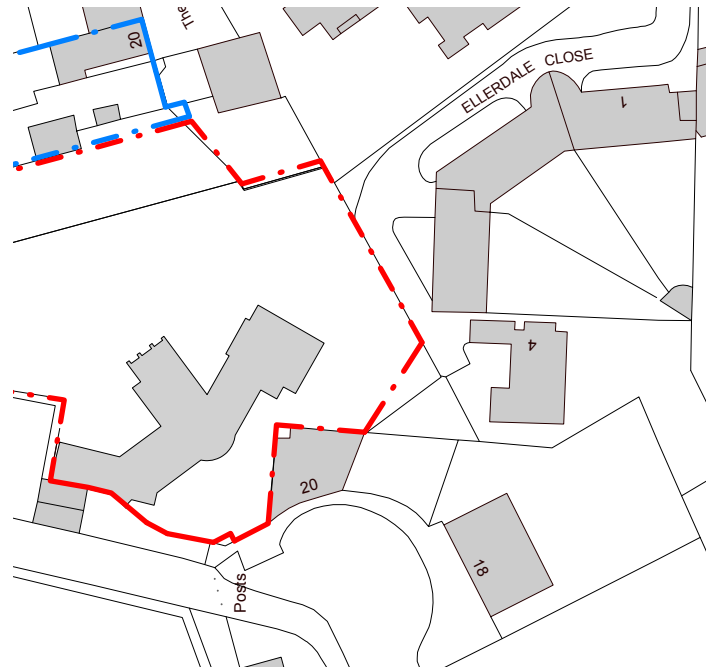
- 4 Ellerdale Close is a private detached residential property within the Fitzjohns Netherhall conservation area and it is not a listed building.
- It is a masonry property with clay roof, painted timber windows and shutters, many in poor condition
- The ground floor has an existing front garage that sits over one and half storeys high and protrudes from the front façade.
- There is an existing rear dormer window



(photo showing rear dormer window)

The Site and Surroundings

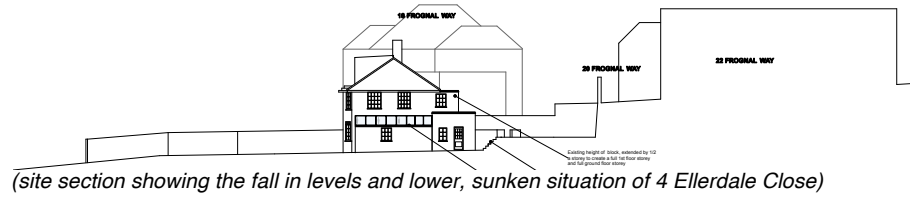
The site is 'sunken' compared to surrounding dwellings, due to a natural hill and fall in levels. The adjacent properties at 18 and 22 Froggnal Way, both have recent permissions, which now constitute quite substantial dwellings, which are taller and higher than 4 Ellerdale Close. No. 20 Froggnal Way has a garden boundary which meets the retaining wall of 4 Ellerdale Close, and there is practically no visibility between the properties.



(site plan showing 22 Froggnal Way, lined in red, with 20 and 18 indicated also)



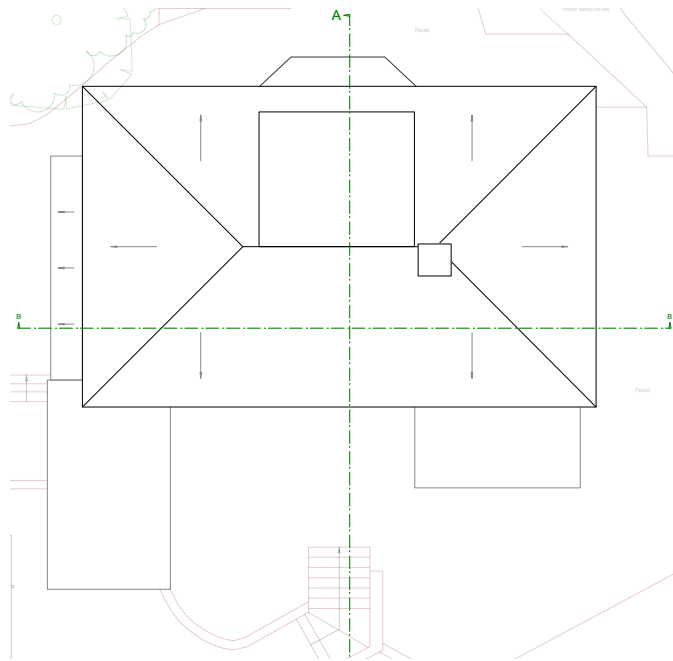
(Aerial photo, with relevant properties labelled, with the rear, grey roof dormer of no. 4 visible)



(Photos looking up at 18 Frognal Way, to show its greater elevation and taller stature)



(View from Frognal Way, with no.20 on the left and no.18 on the right, 4 Ellerdale Close, is not visible due to its lower level)



(existing roof plan)

Design Statement:

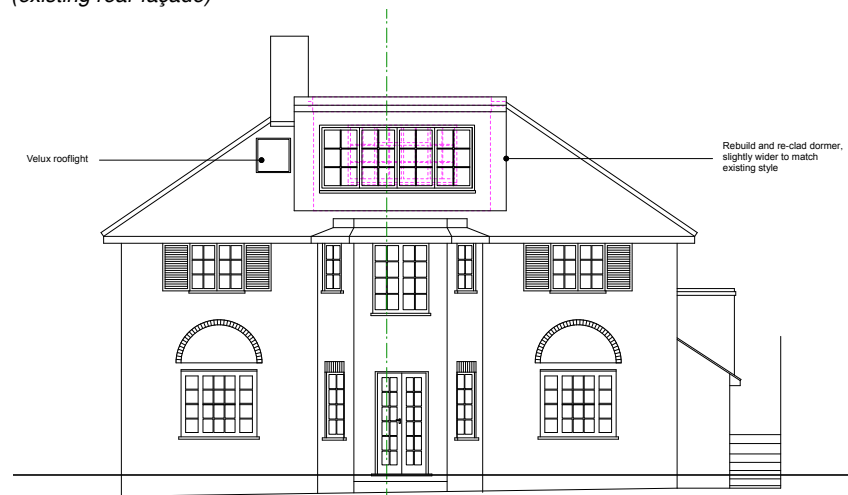
The proposal is for a replacement rear dormer, in matching materials of clay vertical tile, grey flat roof, timber windows and traditional rainwater goods. The current dormer is not properly insulated which makes for a hot top floor in the summer, and a cold space in the winter.

It is also proposed that the dormer is made only slightly larger, in width and depth, to cater for the thicker, insulated walls.

The windows will be timber framed, to match the other windows.



(existing rear façade)

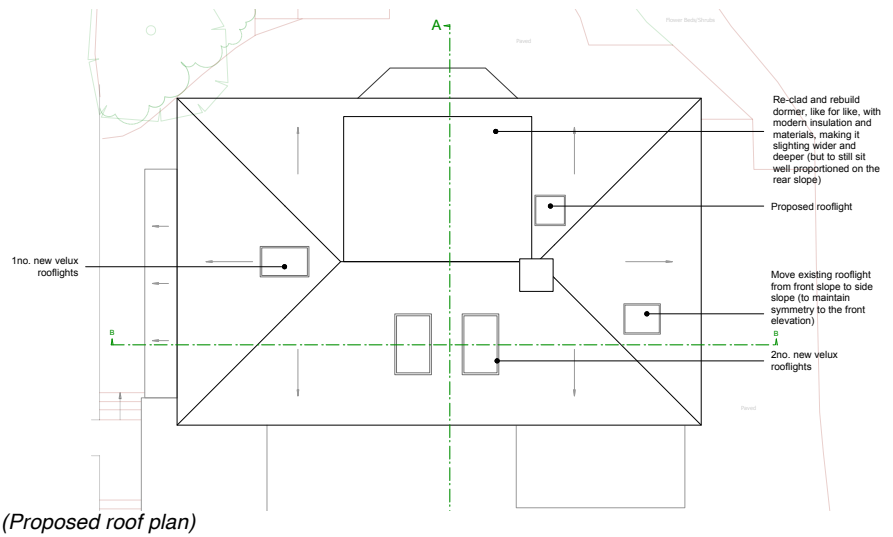


(proposed rear façade)

It is also proposed that:

- there are 2no. new rooflights to the front slope (over a vaulted area internally, ie, no one can look out of them)
- the existing rooflight to the front slope, is moved to the side slope, to maintain symmetry to the front slope (over a vaulted area internally, ie, no one can look out of it)
- a proposed rooflight is installed to the rear slope (facing down their own garden, at 4 Ellerdale Close)
- a small proposed rooflight is installed to the side slope, adjacent to 3 Ellerdale Close (facing onto the blank roof slope, of 3 Ellerdale Close)

These rooflights will pose no overlooking issues to neighbouring properties.



All proposed materials are to match the existing, and are intended to improve the appearance and performance of the existing dormer.

Access Statement:

Current access to the building, remains as existing.

Conclusion:

The proposals seek to enhance the conservation area with a proposed replacement of the rear dormer, to form a visually pleasing and more efficient, insulated construction.

No overlooking of adjacent properties will occur due to these proposals, and all materials will match the existing, with them being detailed and applied in a sympathetic manner.

Please consider the proposal favourably,

PEEK Architecture and Design Ltd.