

35&37 FAIRFAX PLACE

Design and Access Statement Addendum
July 2021

SITE CONTEXT AND LOCATION

LOCAL EXTENSION PRECEDENTS



View of the roof dormer extension in 31, 27 , 25 from the back garden at 37 Fairfax place



View of the end of the terrace and roof dormer extensions at 1 and 2 Fairfax place



View of the roof dormer extension at 2, 4 and 6 Fairfax Place



View the roof dormer extensions from Goldurst Terrace

Submitted proposals April 2021

PLANNING COMMENT:
Rationalise the roof extension into simple shapes with straight lines and no doglegs

PLANNING COMMENT:
Revise the openings to the roof - the character and style of the property would suggest a less horizontal design as an appropriate amendment for the openings, responding to the existing building lines and the scale of openings on the elevation

PLANNING COMMENT:
Split the roof extension into two parts and allow a gap in between (minimum 1 metre).

PLANNING COMMENT:
Achieve a clearance of 0.5m from the eaves, side and top of roof of each property.



PLANNING COMMENT:
Railings should be black painted cast iron or similar painted metal as this would integrate more successfully with the property than glazed balustrades.

Revised proposals July 2021

The amendments have been revised following the planning consultation period to respond to comments.

AMENDMENT:
Proposed dormers rationalised to provide the 0.5m clearance from the eaves

AMENDMENT:
Revised openings to the roof, responding to the existing building line and scale of openings to the ground and first floor elevations.

AMENDMENT:
Dormers divided into two with a 1m distance between dormer cheeks.

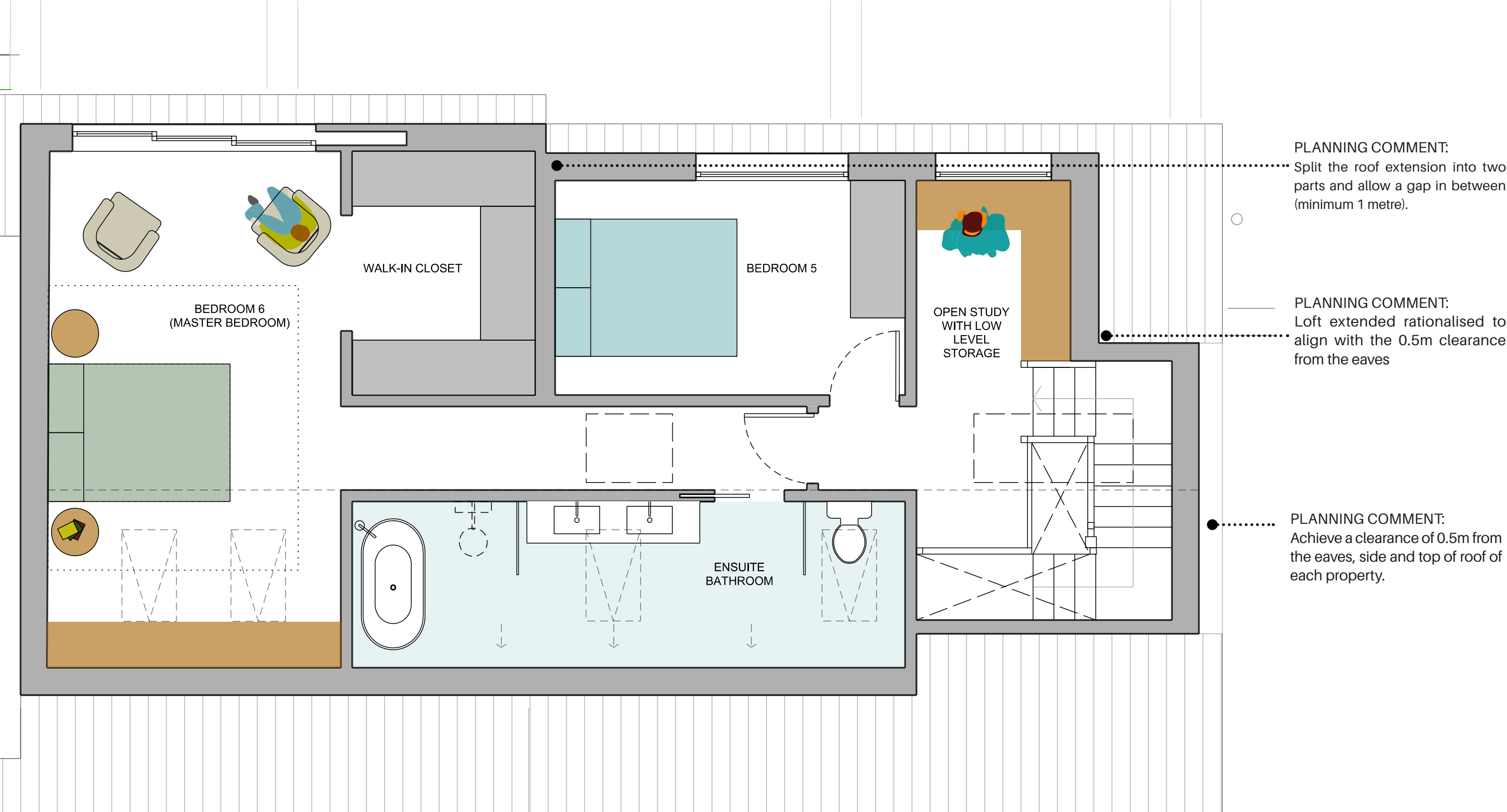
AMENDMENT:
0.5m offset from dormer cheek to the party wall line.

AMENDMENT:
Balcony and balustrade removed.

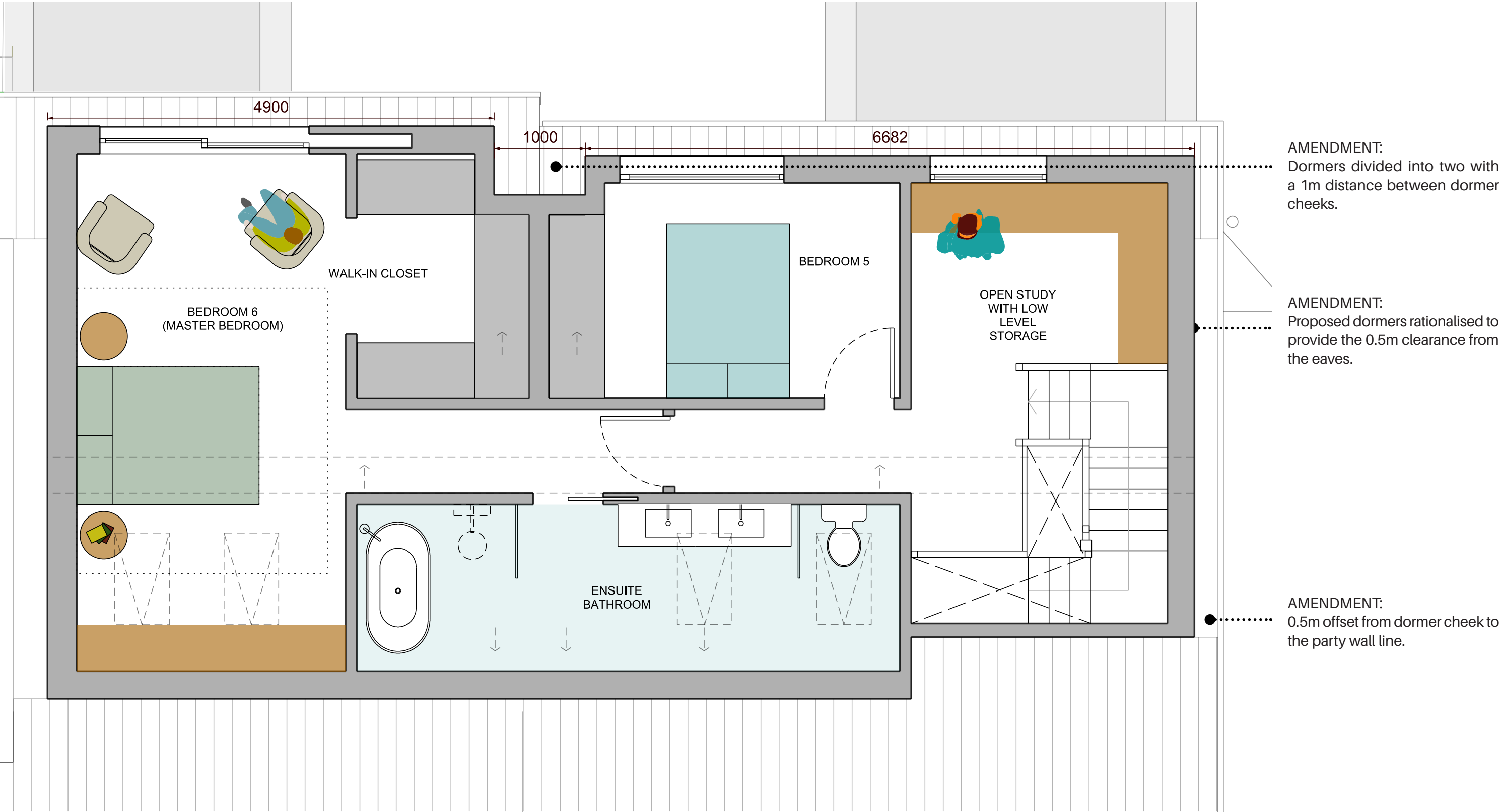
AMENDMENT:
Replacement of the Juliet balcony with a new window matching in size and style with the existing.



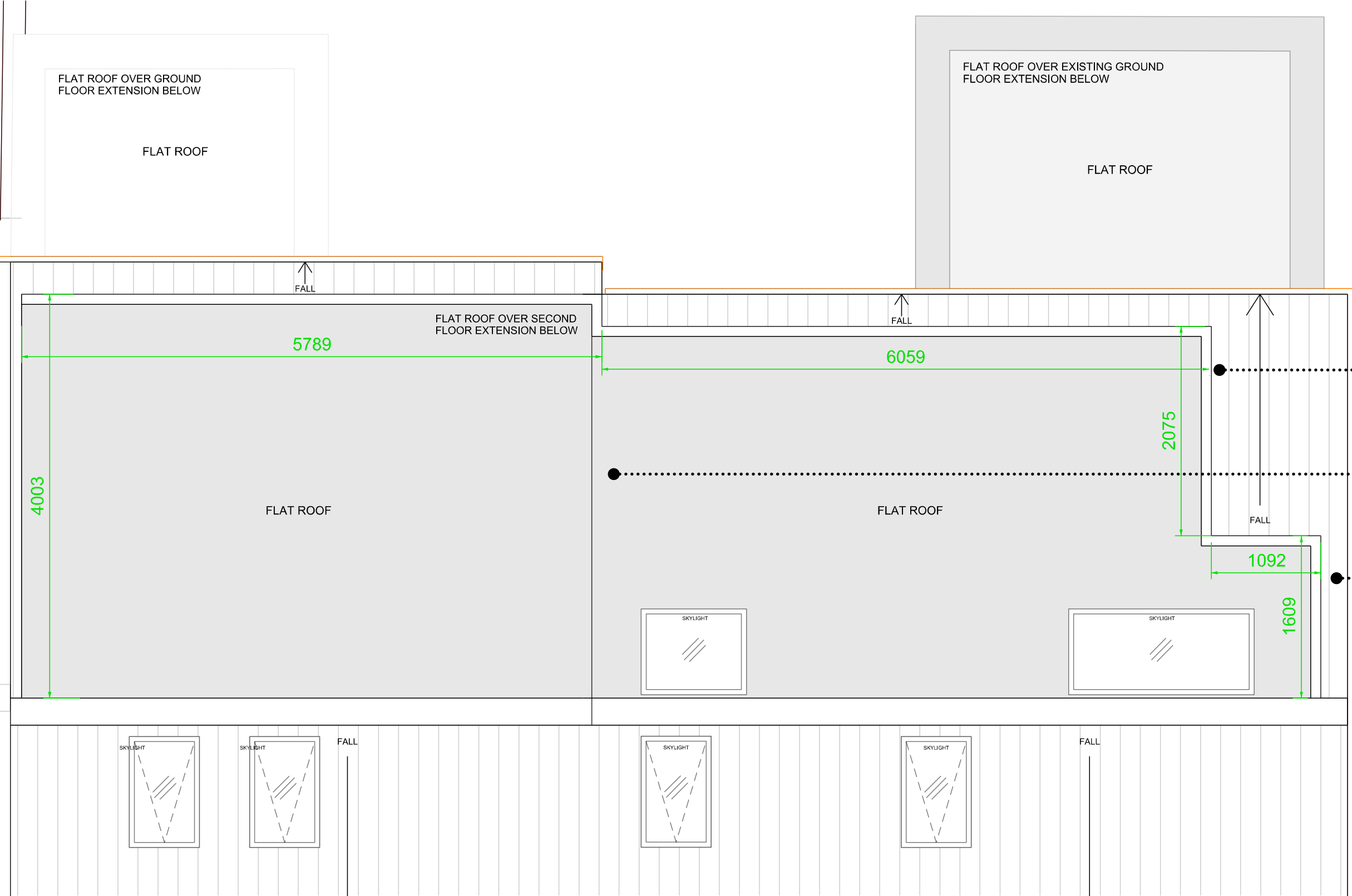
Submitted proposals April 2021: Second floor plan



Revised proposals July 2021: Second floor plan



Submitted proposals April 2021: Roof plan

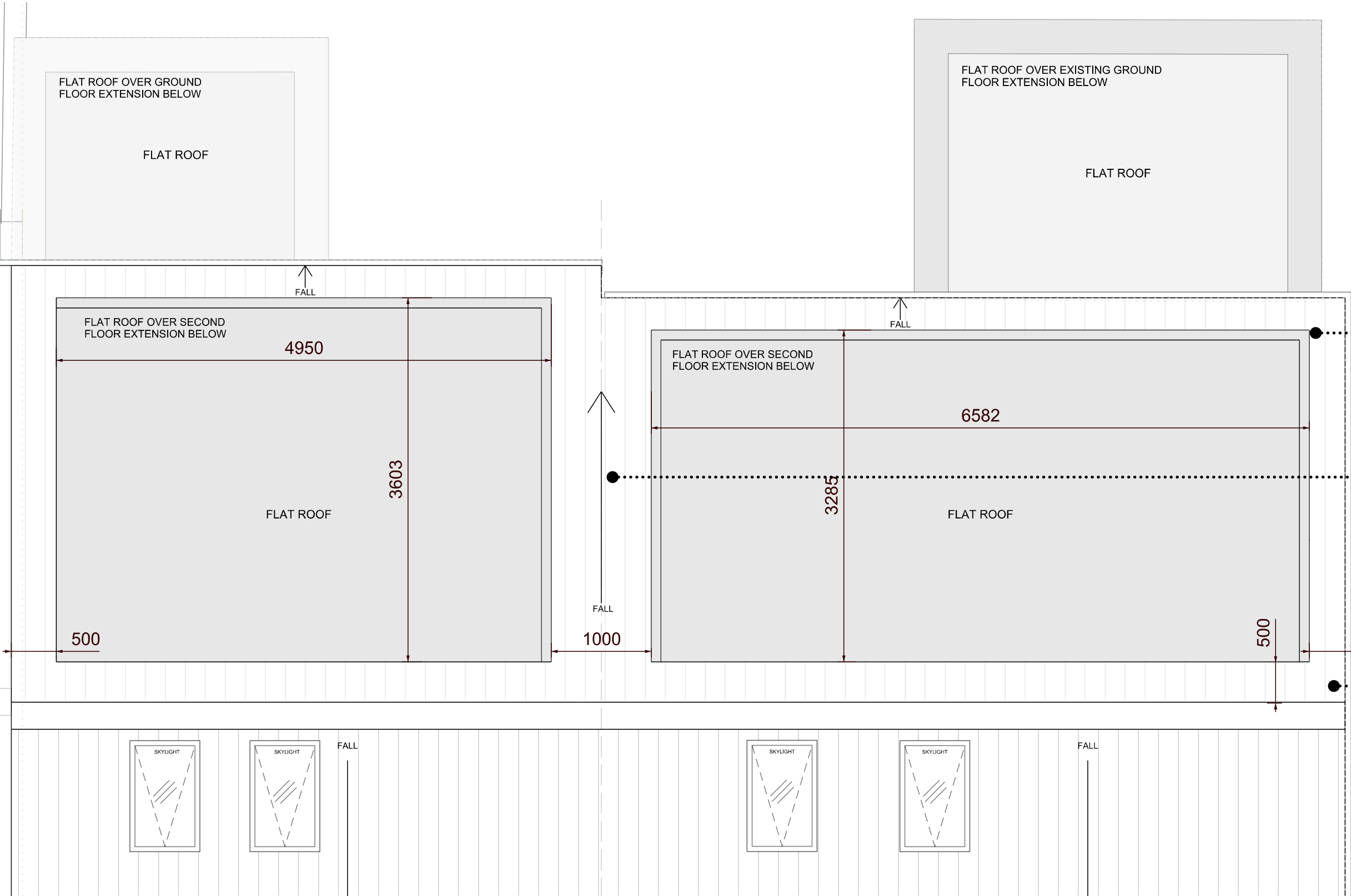


PLANNING COMMENT:
Loft extended rationalised to align with the 0.5m clearance from the eaves

PLANNING COMMENT:
Split the roof extension into two parts and allow a gap in between (minimum 1 metre).

PLANNING COMMENT:
Achieve a clearance of 0.5m from the eaves, side and top of roof of each property.

Revised proposals July 2021: Roof plan



AMENDMENT:
Proposed dormers rationalised to provide the 0.5m clearance from the eaves.

AMENDMENT:
Dormers divided into two with a 1m distance between dormer cheeks.

AMENDMENT:
0.5m offset from dormer cheek to the party wall line.

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