

# PLANNING, DESIGN & ACCESS/ CONSERVATION AREA STATEMENT

Ian Hogarth Architect

**5 Chester Road, London, N19 5DE**

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## **1. The Property**

1. Chester Road is a semi-detached property located in a conservation area.

## **2.The Proposal**

2. The proposal is made up of:-

Mostly internal work to create a large single room at the rear with good aspects and easier access to the garden.

Rear side party wall shared with No.3 infilled to match existing first floor level. Working with the neighbour at No.3, they have requested that the work is done in matching brick, the coping is detailed carefully and concrete is avoided. (see proposed rear elevation below)

Respecting the closet wing, render has been proposed to match neighbour at No.7. The brick has shown signs of movement in the past. Repairs and alterations could be unsightly if left in brick. However, the main building remains in brick.

The whole building was previously re-roofed in concrete tiles, the proposed scheme re-roofs in natural slate as original which is an improvement in the conservation area. Mansard traditional sash to match. (see image below)



### **3.0 ISSUES**

3.1 The mansard extension does not increase the area of the property and will only add headroom.

3.2 The aesthetics are in keeping with the property and its surroundings but are contemporary, in traditional and typical materials.

### **5.0 ACCESS AND MOBILITY**

5.1 The proposal is mostly internal creating an open plan living and existing steps down to the garden are to be removed for easier access to garden. No new access routes are needed/proposed.

### **6.0 CONCLUSION**

The proposed will upgrade this property and achieve well-designed spaces to improve the standard of living. All the works proposed respect the architectural character of the property. The works preserve the character and appearance of the conservation area.

**IAN HOGARTH ARCHITECT**