



*Existing Photo Nov 2020*

**21A College Lane, London NW5 1BJ**

## Design Statement Rev A

**19.10.21**

### Introduction

This Design Statement supports a Householder Application for;

21A College Lane, London NW5 1BJ, seeking approval for the construction of a Single Storey Rear Infill Extension and Rooflights on the rear pitch roof.

The client has appointed **Frank-architecture Ltd** as acting agent to prepare and submit the application and answer any follow up queries you may have beyond what information we been included within this application.

OS Map	AL 01
Existing Drawings refer	AL 10-13, 15-17 + 19
Proposed Drawings refer	AL 20RevA, 21RevA, 22RevA, 23Rev A, 25,RevA, 27RevA + 28Rev A

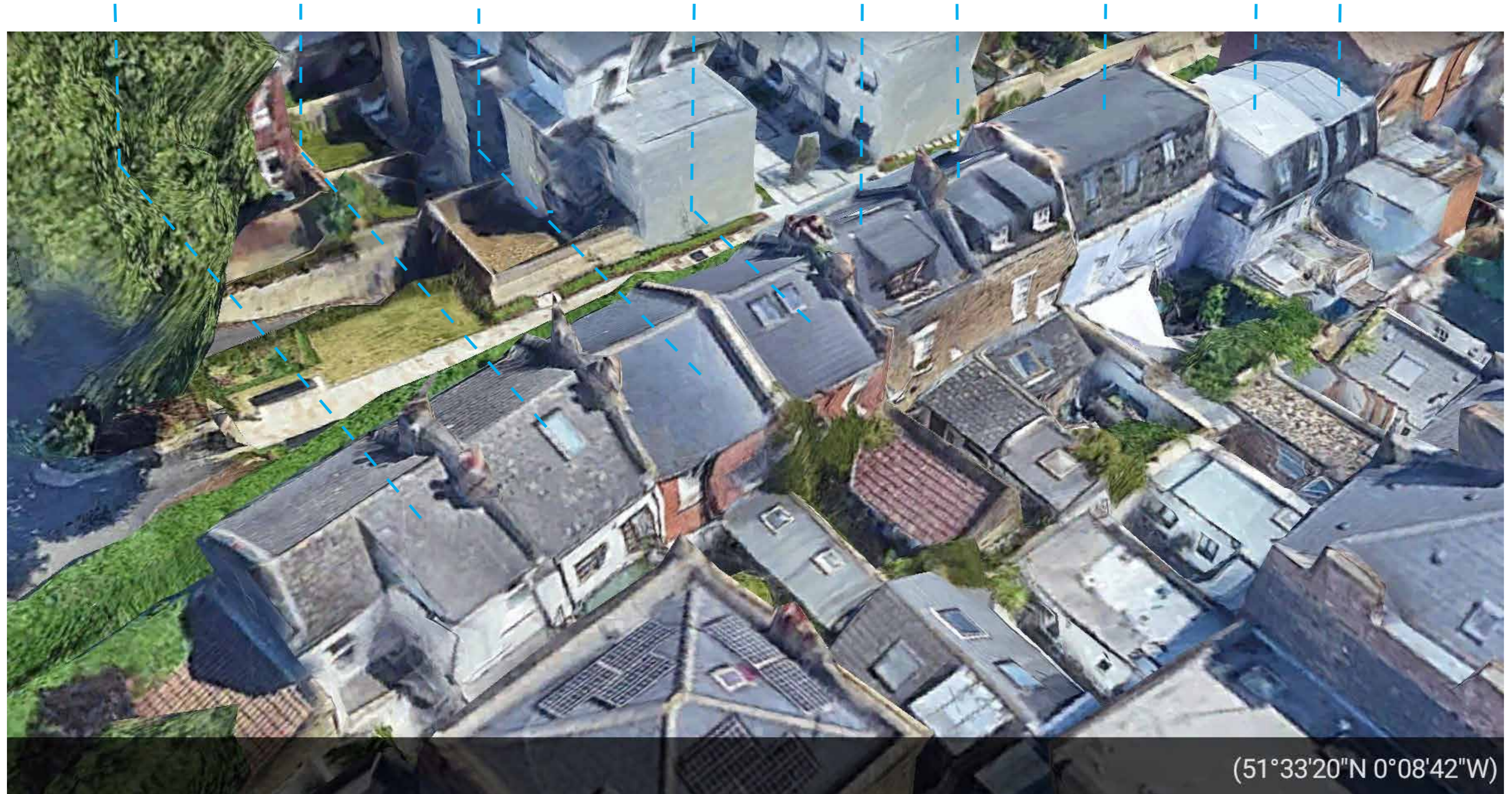
**Client** Mr + Mrs Dimond  
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**Architect** Frank Strathern  
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**Relevant Planning History**

	January 1990		October 2019	August 2012 October 1988	August 2014	August 2011 May 2013	APPROVED
No 23 College Ln Mono pitched roof attached to main roof just below ridge No Planning Record	No 22 College Ln Roof Ext Refused ref 18839 Dormer Granted ref 8903558	No 21A College Ln Roof Ext Refused ref 2006/5341/P Rear Infill Current Application	No 21 College Ln Roof Ext Refused ref 206/5447/P Rear Infill Approved ref 2019/4130/P	No 19 College Ln Dormers Granted 2012/3386/P No 20 College Ln Dormer Granted 8802363	No 18 College Ln Mansard Granted 2014/4012/P	No 16 College Ln Mansard Granted 2011/3211/P No 17 College Ln Mansard Granted 2013/1645/P	



View 1

## Design Statement

### 01 Context

No 21A College Lane is a two storey terraced property fronting onto the public access route College Lane and lies within the Dartmouth Park Conservation Area but is not listed. The building forms part of a row of 4 early 19th Century painted brick terrace cottages that share architectural style, parapet lines and roof forms, except for No 23 which has a mono pitch roof over the rear out rigger attached to the main roof just below the ridge line.

The new proposals will be at the rear of the property where there already exists several infill ground floor rear extensions. Refer Google Map 3D View 1+2, and site map locating view points below.



extract Drawing AL 01 OS Map



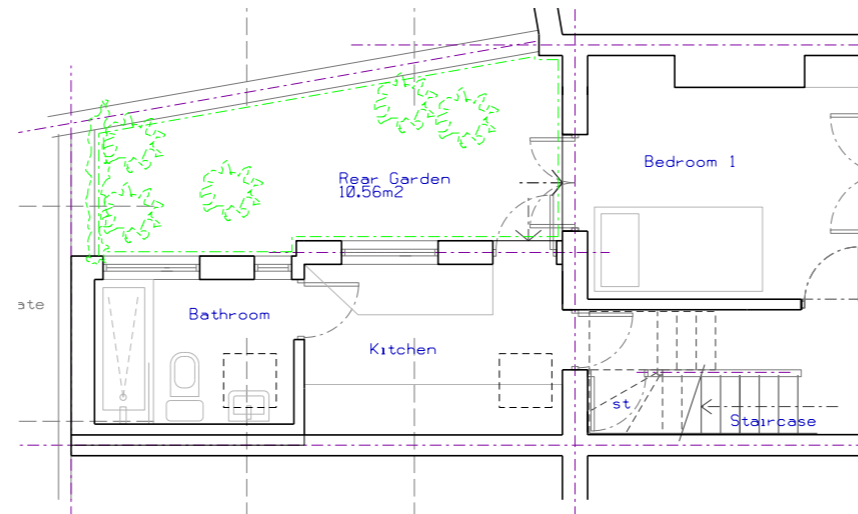
Rear View 2

### 02 Use

The property is to remain a 3 bedroom family home and the proposals are to accommodate the growing family needs by providing an additional bathroom and a larger brighter living, dining and kitchen area experience.

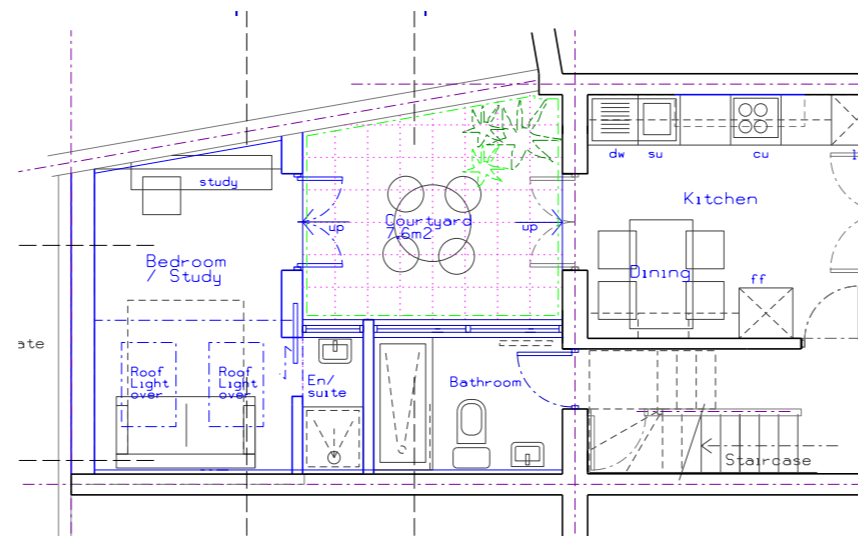
### 03 Layout/Scale

#### 03.01 Rear Infill Extension



extract Drawing AL 10 Existing Ground Floor Plan

The current bedroom becomes the kitchen with a new dining area that the client didn't have before. A new bedroom is pushed back on the plan allowing all 2 areas enclosing and opening out onto an internal brightly lit south facing courtyard. The existing garden has only been reduced by 28% and extends into the corridor area when the bi fold doors are opened fully in summer bringing the overall outdoor area back to the original size 10.6m<sup>2</sup>



extract Drawing AL 20 Proposed Ground Floor Plan

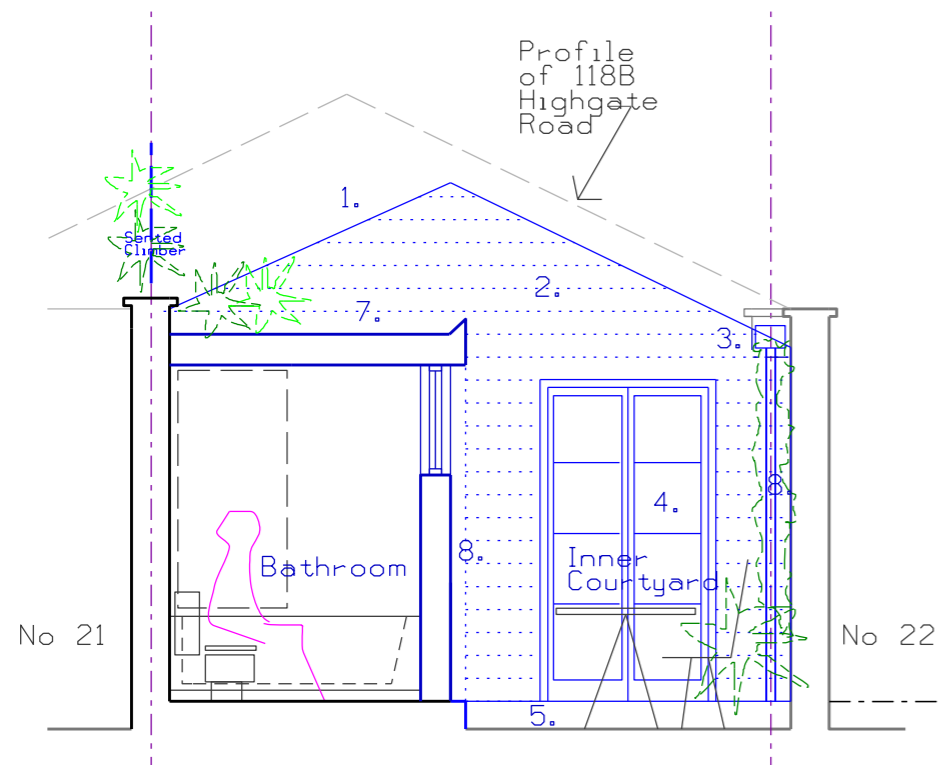
## 05 Appearance

The new proposals will be high quality design by our award winning practice and appear modern in their own right but respect the original architecture and enhance rather than detract. Below are some images to assist further illustrate the proposed appearance of the new Single Storey Rear Infill and Dormer.

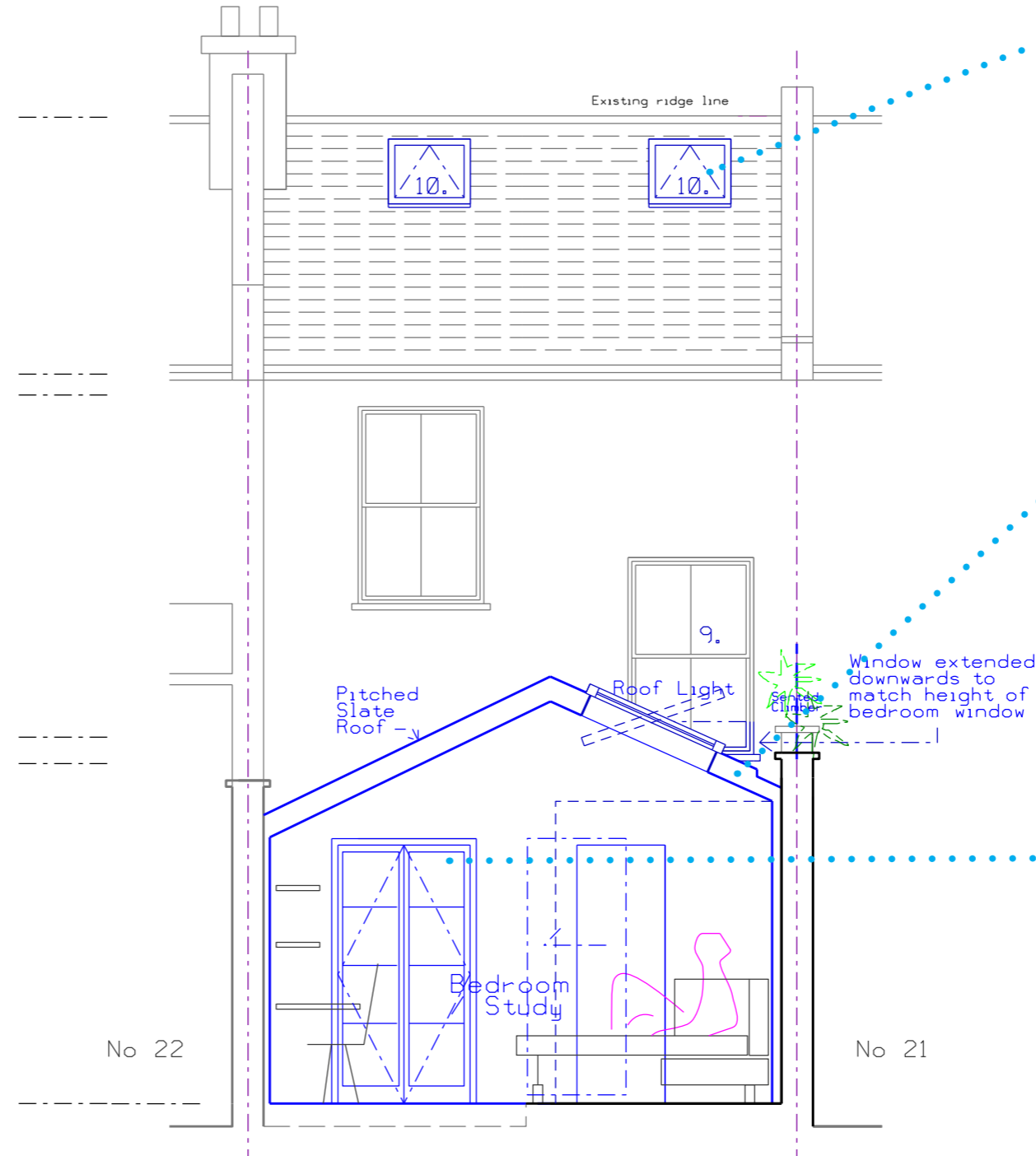


### NOTES

1. Slate roof
2. Timber cladding [grey cedar]
3. Metal Guttering [black]
4. French doors [grey/black frames]
5. Granite slabs
6. Slim framed windows [grey/black frames]
7. Green roof
8. Rendered wall [white]
9. New Sash window [white frames]
10. Roof light [grey frames]



extract Drawing AL 27 Proposed Section CC



extract Drawing AL 27 Proposed Section DD



Green Roof



French Doors looking into the courtyard

## Summary

### Single Storey Rear Extension

The extension at the back of the garden/courtyard would mimic the profile of the adjoining neighbours but sit lower. The owners/occupants of No 21 are in support of this raised section of roof. The garden has been slightly reduced but placed more centrally and is accessed from 2 sides as a sunny internal courtyard. The extension would be constructed from light weight material to reflect an outbuilding style and would not harm the character and appearance of the conservation area, but would enhance the current views from adjoining neighbours.

### Conclusion

The new proposals will be of high quality design by our award winning practice and appear modern in their own right but respect the original architecture and enhance rather than detract.

## Existing Photographs Nov 2020



View into the rear garden with neighbouring properties coming right up to the boundary



Approach via College Lane, a public access route



View of the Rear Elevation and adjoining neighbours