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Planning and Design statement

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Proposed construction of conservatory to second floor terrace.

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INTRODUCTION

55 Shirlock Road is a semi-detached three storey Victorian house. Shirlock Road was established between 1879 and 1882 displaying the typical Victorian architecture of that time and is part of the Mansfield Conservation Area.

Heritage Statement

The Mansfield Conservation Area falls within Gospel Oak which is located between Hampstead, Maitland Park and Kentish Town on the edge of Hampstead Heath. The tree-planted streets contain solid three-storey Victorian family houses of remarkable uniformity which have kept their original external features, and provide a coherent example of late 19th century urban residential development.



Source: Google Earth, February 2022

DESIGN

Proposal

The planning application 2022/0874/P for 55 Shirlock Road proposes the creation of a conservatory on the second floor rear terrace, matching the conservatory built at the neighbouring property 53 Shirlock Road on the same floor level.



Existing second floor terrace and neighbouring Conservatory (January 2022).



Source: Google Earth, February and April 2022

Top: 55 and 53 Shirlock Road

Right: Other extensions to 2nd floor terraces on Shirlock and Savernake Road

Aim

The aim of this proposal is to allow for a more valuable use of the given, currently outdoor only, space. The Conservatory will allow for part of the terrace to be used throughout the year and provides an additional room for creative family activities.

Layout & Scale

To allow flexibility the layout of the Conservatory is very simple. It will be accessed through the existing door from the second floor landing. It will cover the full width of the terrace but only about 2/3 of the length. The roof slope and proposed max eave height of 2.58m matches the neighbouring properties conservatory.

Appearance

It is designed to match the architectural character of the main property. The Conservatory is proposed as a traditionally designed wooden frame structure with glass inserts above 900mm from the finished floor level. The Conservatory connects to the existing boundary wall to 53 Shirlock Road and will sit comfortably within the existing heritage assets of the Mansfield Conservation Area.

The external materials for the extension are:

- Traditionally designed wooden frame structure with glass inserts
- Sloped roof with hung slate tiles.
- Traditionally designed wooden frame door with glass inserts.



Wooden Frame Design Inspiration. Source: Pinterest