

Design Statement

**41 Sarre Road
London
NW2 3SN**

Proposed Development-

Side Extension

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Location Plan



Existing Property

The existing property is a semi-detached, end of terrace, single family dwelling of two storeys with third storey within the pitched roof. There is also a lower ground floor level below the rear half of the house.

The property was constructed in the late Victorian/ early Edwardian period.

The building is constructed from a red brick to the main house with a painted rendered closet wing at the rear. The roof is slate tiled. Windows are mainly timber framed casements.

There is a dormer to the rear roof pitch.

As the building is end of terrace there is a gable end constructed in brickwork. This end of the house is at an angle to the front elevation and party wall. The boundary fence also follows this angle. The side of the house faces towards the rear gardens of the houses on Minster Road which lie to the North.

The rear garden is triangular in shape over 25m in length with no large trees. Timber fences of 2000mm height line the perimeter.

The application site is situated on the West side of Sarre Road. The length of the house faces East/ West with the rear garden West facing.

Sarre Road is residential in nature and primarily comprises terraced and semi detached houses.

Existing Site Photos



Front Elevation from St Gabriels Road



Gable Wall from St Gabriels Road



Rear/ Side



Side Elevation

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Side Passage Towards Rear Garden



Rear Elevation

Proposed Development

Side Extension

It is proposed to construct a side extension to the rear closet wing at lower ground floor level. It is set back from the boundary with a side passage between extension and fence. There will be sliding doors to the rear of the extension facing onto the back garden. There is a roof light to the flat roof. There will be a high level window to the side elevation. The extension will be constructed of materials to match existing, painted render or facing brickwork. With the extension set back from the boundary there is no increase in overshadowing or overlooking. The massing of the proposal is proportionate to the house.