

# Design/Access & Planning Statement

In support of proposals for No.16 York Avenue, Sheen, SW14 7LG



## **1. Context / planning history**

The property is a detached dwelling house, to the southwest corner of York Avenue. It is flanked to the east by No.14 which has had several alterations made to its roof to accommodate a loft conversion.

Approval 21/1607/HOT was granted 07.07.2021 for a loft conversion and roof extension scheme which this application broadly follows, but also now includes a modest ground floor side extension.

## **2. Proposals**

### *2.1 Roof level*

As per the previous approval 21/1607/HOT we are proposing to extend the roof to the north, to cover the unsightly non-original 2-storey extension and remove the double height bay window there. The new roof will be set down from the existing to be subordinate. In these new proposals we will retain the existing rear elevation walls (to reduce extent of demolition). This means there will be a deeper eaves over the shallower section but no different to some of the deep eaves existing properties nearby. This will be a great improvement on the existing building appearance, but also help retain more existing fabric.

We would like to copy the existing small dormer window to the west elevation, and position symmetrically about the front door position. We are of course aware of council policy on front elevation dormers, but this is a modest extension to a corner building (with no clear 'front' elevation) and replicates an original feature. We hope that this will be acceptable.

We are also proposing again to raise the roof to the east side by circa 60cm, to allow for the new first to second floor staircase. This is no different to the previous approval and will be much less impactful than a full dormer here, and due to its position (set centrally and to the gap next to No,14), barely visible from the street. As this was approved before we hope this will not be contentious.

We are also proposing several Conservation rooflights to the roof, all roughly in the same positions as the previous approval.

The previous approval officer report (21/1607/HOT) stated:

*The proposed scheme involves extending the main roof out onto the existing two-storey side extension. The proposed will match the existing roof materials and will be a hipped roof, set down from the main house roof ridge. This will overall appear visually subordinate to the original dwellinghouse. New windows are proposed on the front elevation of the existing extension. These are considered to be an appropriate style and location and match those existing in regards to frames and colour. The proposed alteration is considered to improve the existing two-storey extension which sits about the eaves and appears dominating and exhibits no windows on the front elevation.*

*A small roof extension/ is proposed to provide internal space for a staircase to the second floor. Whilst not desirable, the proposed extension is for a small portion of the rear elevation with limited views and therefore there is insufficient harm to warrant a refusal in this instance.*

*The two chimneys on the property will also be removed. Whilst regrettable there is a mixture of dwelling typologies and a lack of visual continuity at roof level and in regard to chimneys therefore no impact is anticipated on streetscape character and the removal is acceptable in this instance.*

## 2.2 Ground floor level

In order to increase the size of the rear living area, we are proposing a half depth side extension next to No.14, to the rear of the property. This will have a height of just 2.2m at the boundary, with a sloped roof up to a fixed roof light above. This is in accordance with council policy on side extensions.

We are also proposing to clad the rear ground floor elevation with timber cladding which will be colour-stable and not prone to weathering. The product will be either thermally treated, heavily stained, or a timber effect board, all complimented with aluminium flashings and coping detail. The high quality cladding will wrap around the side of the building to tie the rear ground floor together, but this will not be visible from the street as it is set back behind the garden fence.

Ground floor rear window openings are proposed to be enlarged generally (as per the previous approval) and fitted with aluminum framed sliding or pivoting doors.

## 2.3 Thermal upgrade to all elevations

As the existing building is rendered to all sides, with deep roof eaves, it is a perfect candidate for an external insulation upgrade to significantly improve its thermal performance. At the same time, we will replace all existing uPVC windows with a modern system to match, with a much-improved u-value. We will set the windows back from the elevation to the same amount they are presently, so that any external changes will be barely discernible. The external walls will be built out by circa 100mm only.

### **3. Materiality**

All roofing works will match the existing terracotta tiled roof finish, with leadwork to the sides of the raised section over the staircase. Rooflights will all be Conservation style and fitted flush. The new dormer window will match the existing in its entirety.

To the ground floor, as mentioned above we are proposing to clad the rear elevation with timber cladding which will be colour-stable and not prone to weathering. The product will be either thermally treated, heavily stained, or a timber effect board, with aluminium flashings and coping detail. The flank wall of the side extension which faces the neighbour at No.14 will be white painted render with a lead coloured grp roof and black rainwater goods.

The materials chosen are, we believe, sensitive to the area and the host building, but also add quality and interest to this building at ground floor (where there are no public views).

### **4. Daylighting / Overlooking / Amenity**

We do not believe that there are any significant effects on any neighbouring property in terms of daylight or overlooking for any of the proposals. We have followed the general guidance for side extensions with a side wall no higher than 2.2m at the boundary.

### **5. Environmental Considerations**

The building enclosure will be optimised to limit energy losses using appropriate materials for improved insulation and increased airtightness performance. Passive methods of ventilation will also be utilised through openable rooflights and openable parts of the windows to encourage natural ventilation.

The deconstruction process of the existing roof will be considered by sorting materials on site and re-using materials where possible.

### **6. Summary**

We believe that our proposals are in accordance with the existing fabric of York Avenue and the surrounding area and aim to provide interesting and high-quality additions to a contemporary house. We feel that the proposals present an improvement to the existing building, the previous approval, and deliver much-needed additional space. All proposed external materials for the construction of the extensions have been carefully chosen to fit in with the existing buildings and the surroundings.

### **7. Content of application submission**

The following information is provided to assist officers in the consideration of the proposals:

- Site location and block plan (1:1250/500)
- Existing and proposed plans, sections, elevation drawings (1:100, all scaled at A3)
- Fire safety strategy

We hope that we have provided all that you require but should you have any questions or require clarification on any matter please do not hesitate to contact us, preferably by email ([ed@atelierwest.co.uk](mailto:ed@atelierwest.co.uk)).

### **8. Photos**

Photos of the existing building continue on next two pages:

Continued....

South side



South West corner





North west elevation



North (rear) elevation



Side passage (looking south)

