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ARCHITECTURAL SERVICES LTD

loft extension and internal amendments

design statement

N° 41 Wyatt Drive

Barnes • London • Greater London • SW13 8AL

the site

N° 41 Wyatt Drive is a substantial 4 bedroomed semi-detached property arranged over 3 floors, along with a large enclosed rear, attached single garage with off-street parking for 2 further vehicles. The property sits on a plot of 450m², with a dwelling footprint of 140m² and a GIFA of 244m²

The dwelling was constructed in 1996 following the wider development of the estate which it forms a part of and has been under the same ownership for the duration to now. The construction and finishes are traditional with brick faced wall constructions, pitched slate roofs with feature eaves and verges, along with decorated timber windows and doors.

planning history

16/2367/HOT

Loft conversion and internal alterations with addition of 2 dormers to rear elevation, creation of a new mezzanine level above existing garage, creation of a rear dormer window and front and rear roof lights [amended description].

12th August 2016

Granted Conditionally

- The main dwelling loft conversion associated with this application and approval has been implemented. The works to the garage were not undertaken but are validated for future development through the undertaking of the other works.

18/1864/HOT

New single storey conservatory style extension to the rear (East) elevation. Blocking up of existing garage side door and conversion of existing garage rear window to new door opening and use as habitable space.

2nd August 2018

Granted Conditionally

18/3643/NMA

Non-material amendment to planning permission 18/1864/HOT (New single storey conservatory style extension to the rear (East) elevation. Blocking up of existing garage side door and conversion of existing garage rear window to new door opening and use as habitable space.) to reduce the heights of the central ridge and eaves and changes to the fenestration arrangement.

13th December 2018

Granted

proposal

The previously undertaken loft conversion is restrictive in allowing full use of the bedroom and study created.

2no. small pitched roof dormer windows were created and these alleviate headroom issues locally but do not contribute to making the rooms more usable.

This application seeks to create a large flat roof dormer construction in place of the 2no. small pitched roof dormers, to increase the comfortable use of the bedroom and the adjacent small study.

This shall also increase the internal floor area to the second floor of the dwelling by 6m².

The proposed dormer shall be of modern design with material finishes to be in keeping with the general design of the existing host dwelling, using lead sheet cladding to all of the external surfaces. Raised roll jointing shall be used to the flat roof, with folded jointing to the vertical walls.

The windows to the existing rooms which are to be provided within the new structures shall be set into the massing through extended flank side walls with splayed returns and an overhanging roof line.

This shall direct views to the north east directly away from the property whilst creating a strong, striking and modern design proposal.

The scale of the proposal has been carefully considered to ensure that the new elements are in keeping with the overall size of the property, subordinate in size and does not compete with the existing property, in line with Richmond councils 2015 'House Extensions and Alterations' Supplementary Planning Document.

design basis

The proposals for the design have been researched with the following constructed examples forming the basis of the submitted scheme.

		
<p>Zinc-clad loft extension in Edinburgh</p>	<p>Stylish contemporary loft conversion in Lea Manor Conservation Area</p>	<p>The addition of rear dormer to a three-storey, mid-terrace, Edwardian house in the Muswell Hill Conservation Area</p>

summary

The proposal submitted under this application has been carefully considered to achieve the property owners briefing requirements, whilst providing a positive addition to the property and wider streetscene.

We look forward to working with the local authority on this application.