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Design & Access Statement

38 Lowther Rd
Barnes
SW13 9ND

Installation of dormer windows to front roof slope, and alteration to eaves of front roof slope. Alterations to openings to front elevation, 2 storey extension at entrance. Installation of glazed doors to right side elevation in existing bay window, new door and window opening to rear elevation. Replacement timber doors & windows to remaining openings. Alterations to front boundary wall and replacement of front boundary fence with a wall. New detached garage to replace existing.

Date	22/11/2024
Reference	24-612-A-DAS(V1)
Version	V1 (PLANNING)

DESCRIPTION OF APPLICATION

Installation of dormer windows to front roof slope, and alteration to eaves of front roof slope. Alterations to openings to front elevation, 2 storey extension at entrance. Installation of glazed doors to right side elevation in existing bay window, new door and window opening to rear elevation. Replacement timber doors & windows to remaining openings. Alterations to front boundary wall and replacement of front boundary fence with a wall. New detached garage to replace existing.

DOCUMENT LIST FOR APPLICATION

The application enquiry documents consist of the following:

24-612-EX01 to EX08	(A3 - Site location plan, photographs, plans, and elevations & section,)
24-612-A-PR01 to PR05	(A3 –Proposed plans, elevations, sections)
24-612-A-DAS	(A4 - This document with schedule of current uses)
24-612-A-FS	(A4 – Flood Statement)
24-612-A-CIL	(A4 - CIL Form)
24-612-A-FSS	(A4 - Fire Safety Statement)

THE EXISTING PROPERTY AND ITS SURROUNDINGS

The application property is a 2 storey detached house with garden to both sides and detached garage. The property features part brickwork and part rendered elevations with side bay windows and a pitched roof.

The front elevation faces Cumberland Road, the entrance to the property is from the pavement of Cumberland Road towards this elevation. The architectural presentation and contribution to the streetscene is poor quality. **(Fig 1)**



The streetscene of Cumberland Road features 2 storey dwellings with front elevation dormers. (Fig 2)



RELEVANT SITE TOWN PLANNING HISTORY

There is no relevant town planning history for the site.

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TOWN PLANNING PRECEDENT

Address	6 Cumberland Road SW13 9ND
Approval Reference	20/0714/FUL
Description	Demolition of existing semi-detached dwelling and replacement with a 2 storey semi-detached dwelling with basement and accommodation in the roof and associated parking, hard and soft landscaping, cycle and refuse stores

Front roof slope dormers are a feature of properties on the street, as noted in the officer's report for this application.

"The streetscene is formed of 2 storey semi-detached dwellings with front elevation dormers and rooflights which creates a highly uniform appearance."

"It is noted that in this instance the proposed front dormer is replacing an existing and is also a feature present on the other half of the semi-detached pair and on other properties in the street."

The application proposal that included a new wide front dormer roof extension was accordingly approved. (Figs 3 & 4)

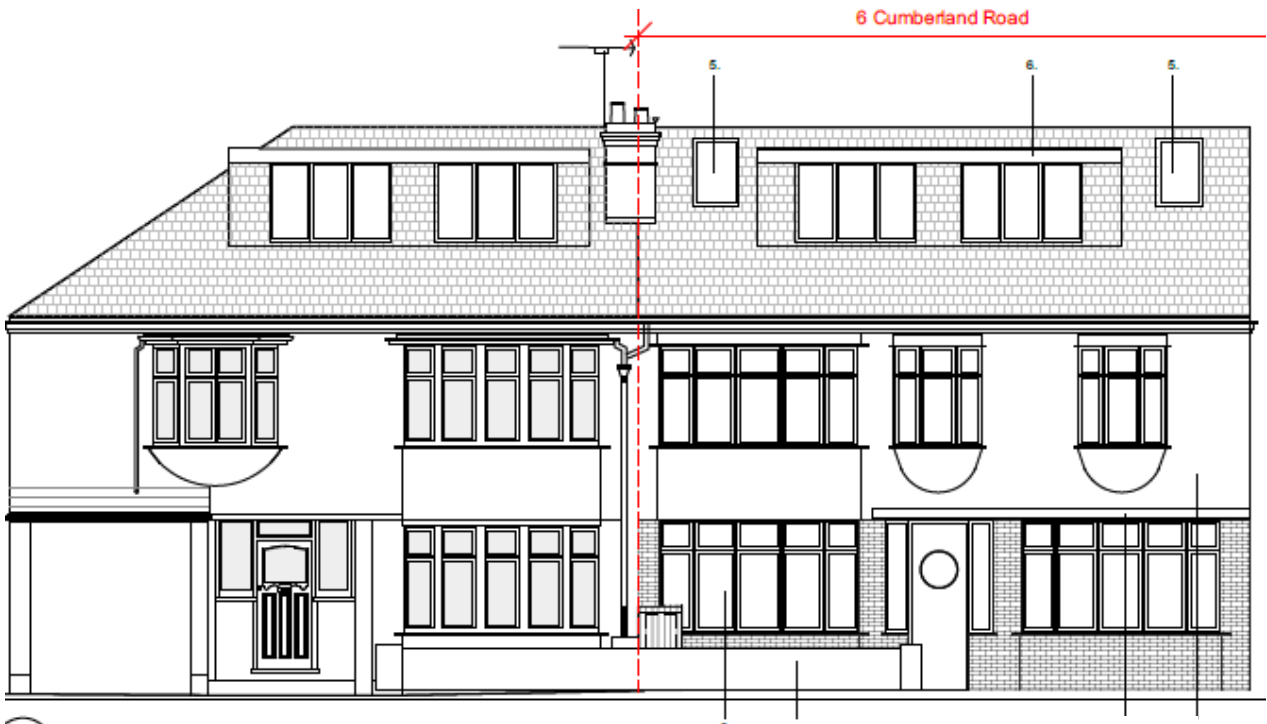


Fig 3



PART PLAN OF CUMBERLAND ROAD

Dormer extensions to front roof slopes shown in blue (Nos 20 & 26 not shown)

Fig 4

THE ARCHITECTURAL DESIGN

THE ARCHITECTURAL DESIGN OF THE HOUSE ALTERATIONS

The proposed alterations to the front elevation will elevate it's quality and it's contribution to the streetscene (**Fig 5**)



The extension to the roof eaves will balance the appearance of the front elevation and of the right side elevation. The proposed decorative timber brackets are a traditional architectural feature.

The extension over the entrance will provide a visual emphasis to the entrance position, that is currently missing. The proposed feature brickwork panel and parapet will result in a high quality appearance.

Dormer windows within front roof slopes are an established feature of Cumberland Road. The proposed lead clad dormer windows are of modest scale, with decorative curved top lead clad fascias that echo the feature brickwork arch within the new entrance feature, the result is a coherent appearance.

The proposed resultant composition will enhance the appearance of the property and the streetscene.

THE ARCHITECTURAL DESIGN OF THE GARAGE

It is proposed that the existing garage be demolished, replaced with a new structure which will be of the same length and only 70cm wider. It's height will be greater by only 24cm. The proposed garage is of traditional appearance with rendered masonry walls and pitched roof.

DESIGN STATEMENT – ACCESS

Access arrangements to the building are unchanged.

FLOOD RISK ASSESSMENT

The Environment Agency mapping indicates that the application site is within Flood Zone 3 (Rivers and the sea). Flood defences are however in place, please see separate flood statement document that is part of this application.

OTHER MATTERS

Should it be considered by the L.A that any further information is required to accompany the application documents, our client will be pleased to provide a swift response.

This statement was prepared by Jason See (for and on behalf of 1st Architects lse)