

Design and Access Statement

Application for planning permission for some second floor alterations , including a replacement rear dormer and new Conservation style rooflights, and a replacement greenhouse and shed in the rear garden, at 150 Castelnau, London, SW13 9ET



Introduction

150 Castelnau is a semi-detached single family dwelling on Castelnau. It is in the Castelnau Conservation Area and is not listed. This application concerns some second floor roof alterations, and a new greenhouse and shed at the existing property.

The rear garden is large, and currently houses an outbuilding which is in very poor condition.



Description of Proposal

We are applying for permission to take down the existing rear dormer which has peeling paint and is leaking, and rebuild it to match the one at 152 Castelnau. This will be slightly wider and taller, and built in high specification materials such as zinc and aluminium. It will better match with its neighbour.

We also propose to add two conservation style rooflights to the front roof slope, which will again match with 152 Castelnau and provide much needed light into the front bedroom.

In the rear garden, we propose to demolish the existing shed and hedge, and build a new greenhouse with shed and storage integrated. This will not be a habitable space as it is for housing plants and garden tools only. We propose a pitched roof and glass with brick low walls, and timber cladding for the shed.

The house is in a flood zone and so a Flood Risk Assessment has been provided as part of this application. The greenhouse and shed is non habitable space, and the second floor alterations will not increase floorspace or surface water run off.



Access

No alterations are proposed to the access to the main road. The driveway will still provide the same area and off-street parking.

This application is for an alteration to an existing single family dwelling and wider consultation with regards to inclusive access does not apply in this case.

Conclusion

The proposal described in this planning application will provide the house with alterations that are sympathetic to the existing house and the neighbouring properties. The additions are thus taking on the constraints of the site and its local conditions, and will not have an impact on the Conservation Area.