

The Vawdrey House

23 Nassau Road, London, SW13 9QF

20th December 2024

Demolition of existing side and rear extensions and swimming pool. Construction of new front dormer, new wraparound extension to rear with front elevation, rear roof slope and rear dormer treatment alterations.

Summary of works

The purpose of this document is to provide supporting information for a householder planning application. The proposals comprise the following elements:

- demolition of existing rear and side extensions
- single storey wraparound extension to the rear of the property
- new front dormer
- new rooflights to front roof slope
- new slate tiles to rear roof slopes and dormer
- removal of existing swimming pool
- erection of new timber pergola over sunken outdoor dining area
- hard and soft landscaping alterations

Description of the site and surroundings

The site at 23 Nassau Road consists of a five-bedroom property. The property site forms one-half of a pair of semi-detached three-storey houses. The site is not listed, nor situated within a conservation area.

Pre-application advice response

Pre-application planning advice was sought for the proposals, feedback was provided by Jack Davies and can be found under your reference 24/P02779/PREAPP. With consideration of the feedback given, we have responded with the following:

Ground floor rear and side extension:

There was no objection raised within the feedback regarding the size, scale or materiality of the proposed extension. The rearmost element of the extension will extend to align with the neighbour's extension (no. 25) and will remain subservient to the host building as its height is set below the first floor fenestration of the outrigger. The side part of extension will project only as far as no. 21's rear extension. This set-back in projection along with its lower height creates a further subservience to the main part of the extension.

The materiality of both elements has been chosen carefully and sympathetically to the host building. The green tile for the main element references and celebrates the Victorian history of the site, as do the apparent vertical columns and decorative header to the side element. Both, the materials and detailing, have been designed in a contemporary manner which is more suited to the character of a young family living in modern day London.

Front dormer extension:

As noted in the pre-application advice feedback, this kind of proposal would normally be resisted. However, as also noted in the feedback, given there are numerous examples of this on Nassau Road, it is proposed that a front dormer of similar scale to those existing nearby would actually enhance the character of the locality by promoting continuity in the design of the frontages of the houses.

Fenestration and façade alterations:

Due to the variety of materials and forms exhibited in the locality, the feedback given raised no objections to the fenestration and façade alterations proposed, including timber frame windows to replace uPVC, removal of white

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render to the rear outrigger to expose the original London stock bricks, aluminium frames to the new additions, re-covering of the existing rear roof slopes and re-cladding of the existing rear dormer.

Pergola:

No objection was raised to the removal of the existing swimming pool and replace it with a sunken dining area with a timber pergola over. Elevations of the pergola have now been provided on drawing 23NR-PLN-15.

Outbuilding:

This element of the proposal has been removed.

Fire Safety

The proposed development will not affect the Fire Safety procedures on the site. With reference to Paragraph 4.2 of the London Plan Guidance: Fire Safety (2022), as the application is a Householder Application, a Planning Fire Safety Strategy is not required.

Conclusion

The proposals set out as part of this application are of a modest scale, compliment the traditional character of the existing building with contemporary additions, and are in keeping with the local context. For the reasons set out within, we believe this application should be approved.



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