61 The Reddings, London, NW7 4JN – Proposed loft conversion and internal alterations

Design and Access Statement

Design and access statement in relation to a proposed roof extension with new roof lights and dormer.

This statement is to be read in conjunction with the existing and proposed drawings that form this planning application.

Site

Number 61 is a single family dwelling located in The Reddings, Mill Hill, London, NW7 4JN.

The house is a detached property with a part brick, part rendered façade, typical of the houses in the road, with varying roof pitches and façade detailing. It comprises a two storey main building with a rear extension. It has a large rear garden and a small driveway at the front, with a low level hedge along the boundaries.

Proposal

The application seeks to convert the loft space into an additional bedroom and a small bathroom for the growing family. The aim of the design is to provide additional accommodation for the occupants by utilising the loft to maximize the usable space within the property.

As part of the application process, a pre-application ref. 20/0516/QCJ has been submitted to Barnet Council. It was noted by the planning officer that:

"(…) that the proposed increase in the height of the crown will not appear any larger than what exists. Furthermore, the new roof will appear symmetrical in shape and will sit comfortably within the street scene. The set back from the front elevation will be retained. Therefore, this element of the proposal will be acceptable, in terms of character and amenities."

This proposal includes associated rooflights and side and rear dormers allowing for more headroom in the living area as well as above the staircase. Following pre-application advice, the dormers have been reduced in scale. The rear dormer will have a Juliet balcony type window with delicate balustrading. Both dormers will have flat roof detailing and read as subordinate elements in the roof slopes.

This new loft space is to be accessed from a new stair, which will be built above an existing flight of stairs between the ground and the first floor.

The new windows to the rear elevation are proposed to be consistent with windows in the property. The windows will provide adequate daylight and ventilation to the habitable space.

Sustainability
In accordance with sustainability and building regulation standards the loft conversion will be well insulated, with insulation running down to the eaves and within the crown roof. Additionally, flat roof insulation will be installed in the dormer extensions, as well as to the walls. The rooflights and dormer windows will be double-glazed to ensure maximum heat retention and reduced energy consumption.

Scale
The scale of the proposed roof extension is subservient in scale to the existing and neighbouring roofs. There are multiple roof and dormer window extensions in close proximity, including at no. 63 The Reddings. Nos. 47 and 49 The Reddings also have large rear dormers that sit just below the crown of the roof.

The appearance of the extension will be largely concealed from view at street level and the mature high trees in the rear garden mean the loft conversion will be largely hidden in view from the rear of house.

The proposed materials will be tiles to match existing, with vertical tile hanging to dormer cheeks.

Access
The existing access to the property through the main front door will remain unchanged.

Farrow Silverton January 2021