

DESIGN AND ACCESS STATEMENT - 43 ELLESMERE ROAD, E35QU

4th December 2020

Introduction

The house at 43 Ellesmere Road is a typical mid-terrace single dwelling located within the Driffield Road Conservation area in the London Borough of Tower Hamlets. The front elevation has an orientation of East-North-East and the rear elevation West-South-West. The property comprises a lower ground, ground and first floors, a narrow front lightwell and a rear garden. The existing roof type is the typical London butterfly roof, which is the predominant type of roof in the terrace block.

The current application is for the alteration of the existing rear roof elevation within the consented application PA/18/00128 to a proposal in line with consented schemes in the conservation area (some examples: 78 Ellesmere (PA/18/03505), 76 Ellesmere (PA/18/01060), 26 Vivian (PA/19/02733), 32 Chisenhale (PA/19/02189).

2. Mansard roof design principles

The proposed mansard roof was designed in strict accordance with option 1A of the Conservation Area Character Appraisal and Management Guidelines, and adheres to the Design Guidances that follow:

- Mansard set back: As consented
- Chimney stacks: As consented
- Rainwater downpipes: As consented
- Front elevation dormer: As consented
- Retention of V-shaped parapet walls to the rear: : As consented
- Rear elevation dormer - *'Individual treatment to rear slope of mansard'*

Guidelines allow some liberty to rear mansard roofs of properties that can't be seen from the street. Along with consented schemes 78 Ellesmere (PA/18/03505), 76 Ellesmere (PA/18/01060), 26 Vivian (PA/19/02733), 32 Chisenhale (PA/19/02189), 43 Ellesmere Road falls into the category terrace whose rear façade can't be seen from the street. The guidelines state that: *'owners may wish to take an individual approach to the design of the rear. This should be restricted to the lower slope of the dormer roof'*.

After detailed review, the current proposal accommodates adequate stair height provision, which has proved impossible with the current consented inline glazing. A further suggested introduction of a green planted roof within the zone behind the retained London roof parapet could act as a green buffer between the internal and external environment, providing privacy and garden views, and demarcating the top section of mansard with natural slate tiles, while concealing most of the rear dormer located on the lower section.. The very narrow depth ensures access is restricted for maintenance only, impossible to use as a balcony or undermining the privacy of neighbouring properties. The intensive green roof and dormer would not be visible from the street and work in harmony with the lower sections of the existing rear elevation.

3. Materials

As shown on the proposed drawing alteration, the materials to be used are identical with the consented scheme.

4. Impact assessment

The very narrow depth ensures green roof access is restricted for maintenance only, impossible to use as a balcony or undermining the privacy of neighbouring properties. The intensive green roof and dormer would not be visible from the street and work in harmony with the lower sections of the existing rear elevation.

Our neighbours at 41 Ellesmere Road (PA/18/00868/NC) would also wish to submit the same alterations to the rear elevation glazing as they are also experiencing problems during the construction design phase with accommodating adequate stair height within the current consented inline glazing design. We believe that the continuity of the neighbouring rear elevations would be harmonious with the character of the existing buildings and gardens.

Conclusion

For the reasons detailed above we believe that the proposed mansard roof is compliant with the guidance given in Appendix 3 of the Conservation Area Character Appraisal and Management Guidelines.