



36 Gauden Road

Design, Access & Heritage Statement

April 2021

Project Details



Client property address:

36 Gauden Road,
Larkhall,
London,
SW4 6LT

Council: Lambeth

Conservation Area: Sibella Road Conservation Area

Resi address:

6 Canterbury Crescent, SW9 7QE,
London Borough of Lambeth

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Statement Contents



1 Introduction & Context

2 Site Analysis

2.1 Conservation area & Site Location Map

2.2 Street View

2.3 Existing Photographs

2.4 Existing Plans

2.5 Proposed Plans

2.6 Existing 3D View

2.7 Proposed 3D View

2.8 Planning History

3 General Arrangement Drawings

3.1 Plans, Notes & Considerations

3.2 Existing Materials

3.3 Proposed Materials

4 Our Conclusion

Introduction & Context

Description of proposed works

This Design, Access & Heritage Statement is written on behalf of the applicant, Alex Pollock, in support of a Householder application for a proposed mansard dormer loft conversion, floor plan redesign and all associated works.

Character of the area

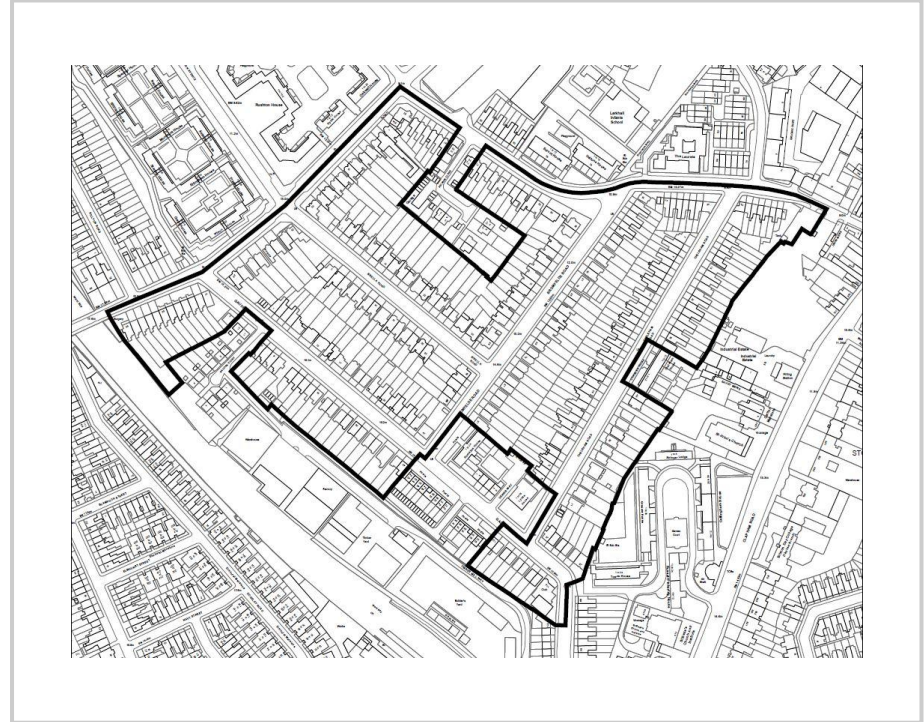
36 Gauden Road is located in the Sibella Road Conservation Area, the building is not listed

It is a Victorian three storey detached 19th Century house with later additions and alterations. The building is constructed of london stock brick. The main roof is gable ended with a lower hip end roof to the rear with slate tiles.

The neighbouring buildings are predominantly 4 storey Victorian town houses either semi-detached or terraced. A majority of the neighbouring properties have loft developments with box dormers or pitched dormer windows.

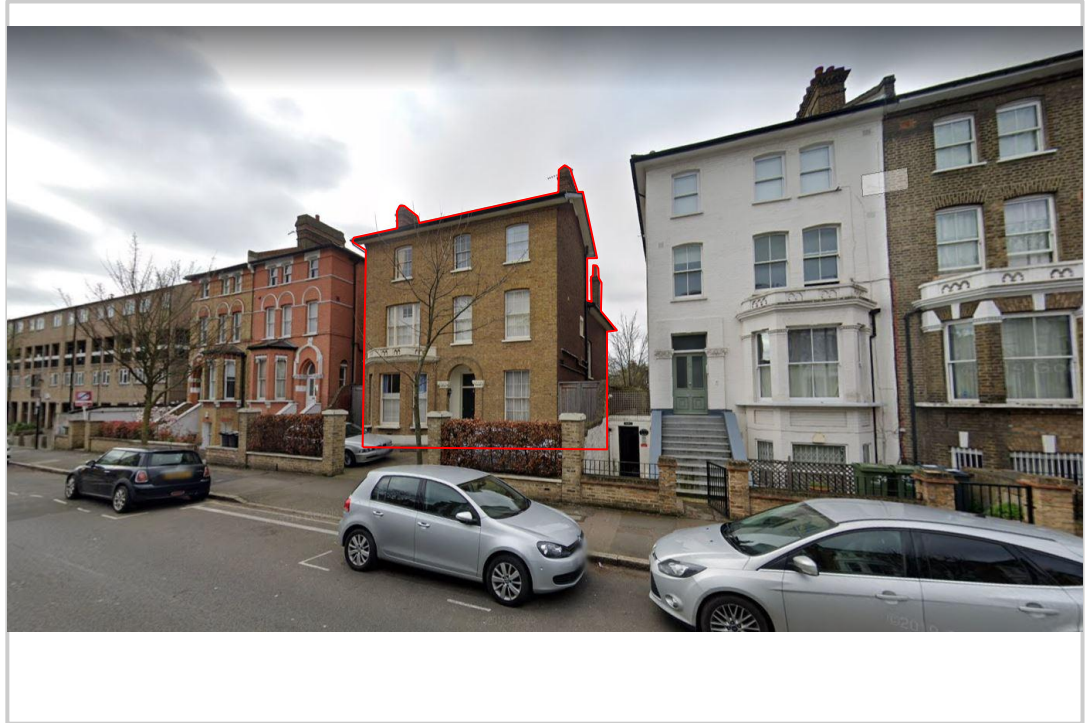
Site Analysis

2.1 Conservation Area & Site Location Map



Site Analysis

2.2 Street View



Street view

Site Analysis

2.3 Existing Photographs



Front view



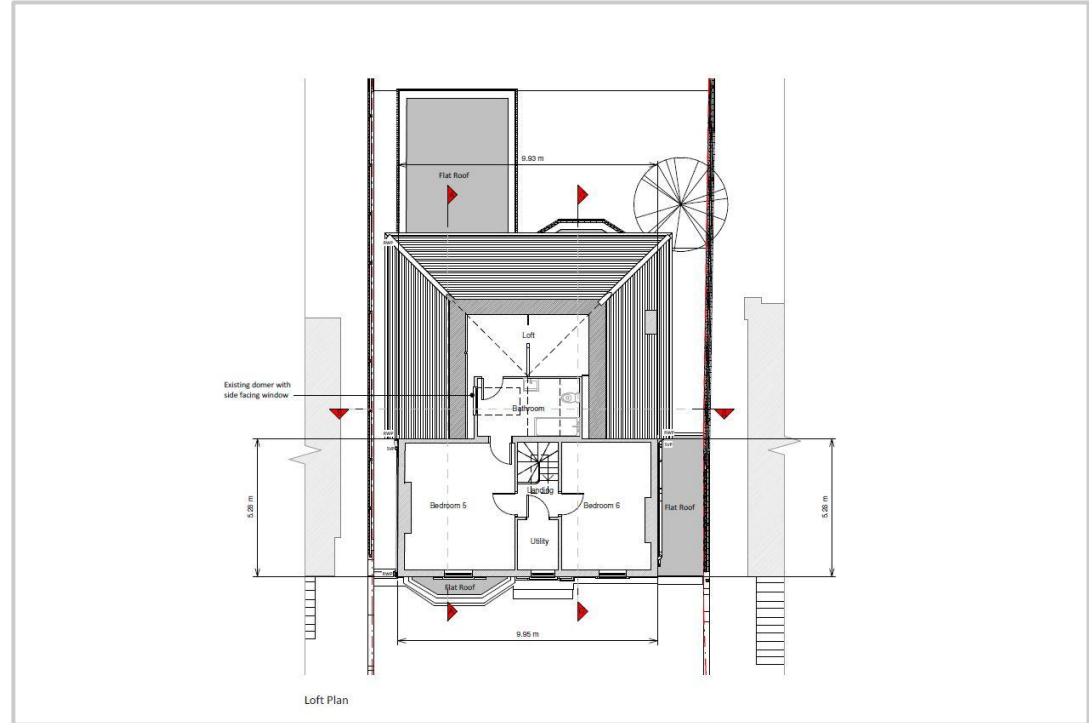
Rear view

Site Analysis

2.4 Existing Plans

The existing second floor features two bedrooms and a utility, with a bathroom within the lower loft void.

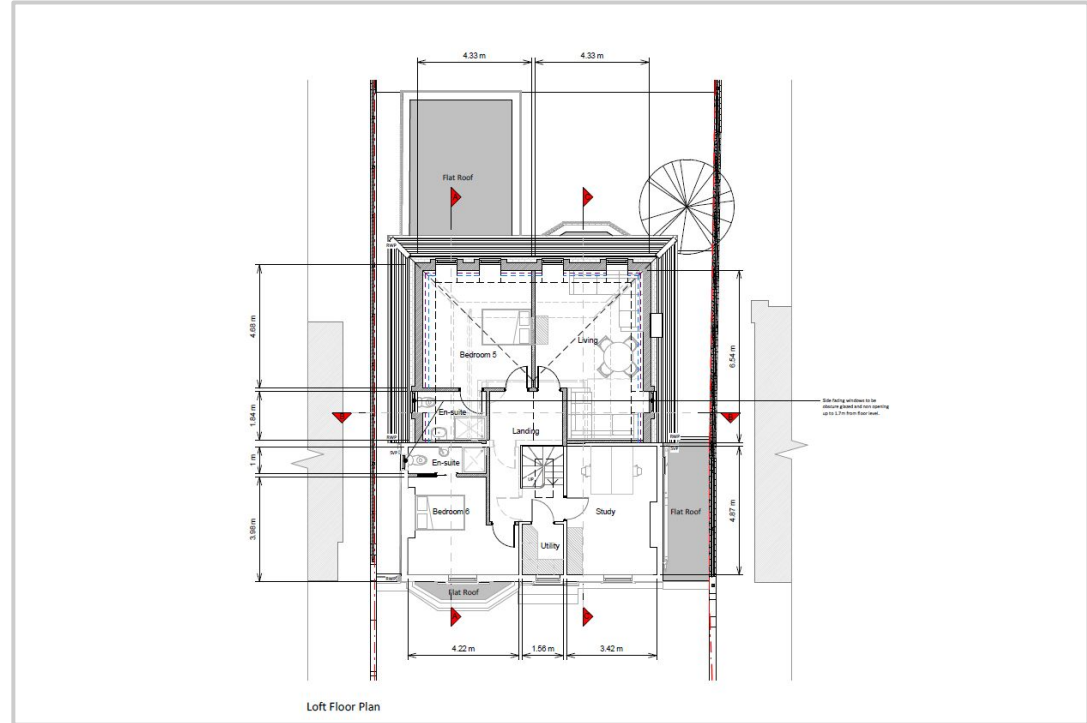
The lower loft void sits above the two storey portion of the dwelling at the rear, not visible from the street.



Site Analysis

2.5 Proposed Plans

The proposed Mansard increase the floor area providing additional living space for family members as well as a study to work from home.



Site Analysis

2.6 Existing 3D View

The existing property is three stories to the front with a lower two storey wing to the rear and a later single storey extension.



Site Analysis

2.7 Proposed 3D View

The proposed Mansard would be positioned over the two storey portion of the dwelling in order to increase the second floor area. Whilst retaining the existing eaves level and keeping the roof development largely invisible from the street.



Site Analysis

2.8 Planning History

06/00312/FUL - Refused - 6th April 2006

Erection of a roof extension at second floor level to the rear of the property incorporating three rear dormers, two side dormers and the installation of rooflights and a new external fire escape to the side of the building, along with associated works.

06/02466/FUL - Granted - 20th September 2006 - Not constructed

Erection of a roof extension at second floor level to the rear of the property with the installation of three rooflights to north-west elevation, three rooflights to south-east elevation and two rooflights to rear elevation, and raising the existing chimney stack

General Arrangement Drawings

3.1 Plans, Notes & Considerations

Plans

The proposed development has been designed as a mansard style dormer, which is more sympathetic than other box dormers in the area and retains the existing eaves height oppose to the previous approval. The roof of the mansard dormer will also sit considerably lower than the previous approval making it less visible from the street.

Considerations

Access and transport

Access to the property is to remain unchanged.

Light and overshadowing

There will be no impact on the neighbours.

Privacy

There will be no impact on the neighbours' privacy as any side windows will be obscure glazed and non opening up to 1.7m from floor level.

Trees or shrubs

No trees will be removed or effected by the proposal.

General Arrangement Drawings

3.2 Existing Materials

Brickwork/Walls - London stock brick
and white rendered details

Pitched Roof - Slate roof tiles

Flat Roof - Felt

Windows - White painted timber
framed sash windows

Doors - White painted timber framed
doors

RWP / Gutter / Fascia - Black uPVC
downpipes, guttering and black
painted timber fascias



General Arrangement Drawings

3.3 Proposed Materials

Walls - Slate tiled and lead finished
dormer facades
Pitched Roof - Fibreglass or similar
Flat Roof - Fibreglass or similar
Windows - White painted timber
frame sash windows to match existing



Our Conclusion

Our proposal at 36 Gauden Road is one that will benefit the current homeowners as a growing family and the property itself.

We believe the proposal fits in with the local context. As the proposal utilises the site to its full potential without extending the footprint or adverse effects to the neighbours or the area, it also improves the character and composition of the existing dwelling as the proposal will be below the existing ridge level and not visible from the front of the property.