



74 Sunningfields Road

Design and Access Statement

December 2023

Revision

10.12.2023

Planning Application Issue

Rev 1

Contents

- 1.0 Site Location and Context
- 2.0 Existing Building
- 3.0 Proposed Scheme
- 4.0 3D Views

1.0 Site Location and Context

The property is located in Hendon on Sunningfields Road which is a residential street.

The house typology on the road are mostly semi-detached houses, many of which have been reconfigured through loft conversions with dormers of varying designs and sizes, and one with a hip to gable roof alteration.



Figure 001 - Site Location Plan



Figure 002 - Site Block Plan





Figure 003 - View of front elevation



Figure 004 - View of front elevation towards neighbouring property (No.76)



Figure 005 - View of front elevation



Figure 006 - View of front elevation towards neighbouring property (No.72)

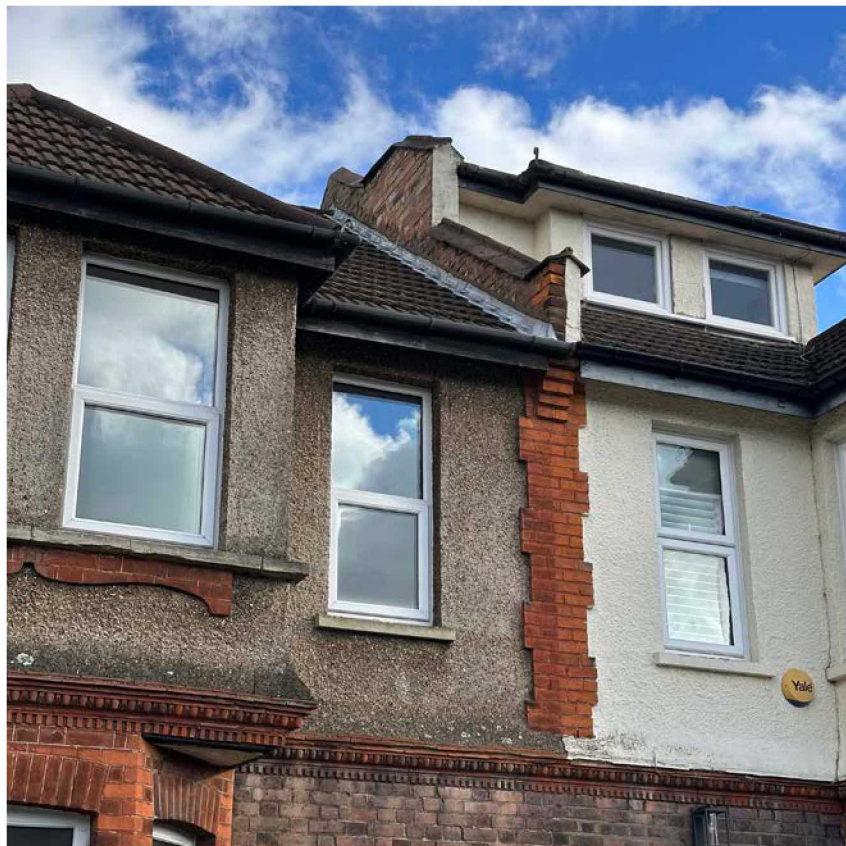


Figure 007 - View of neighbouring property loft conversion (No.72)

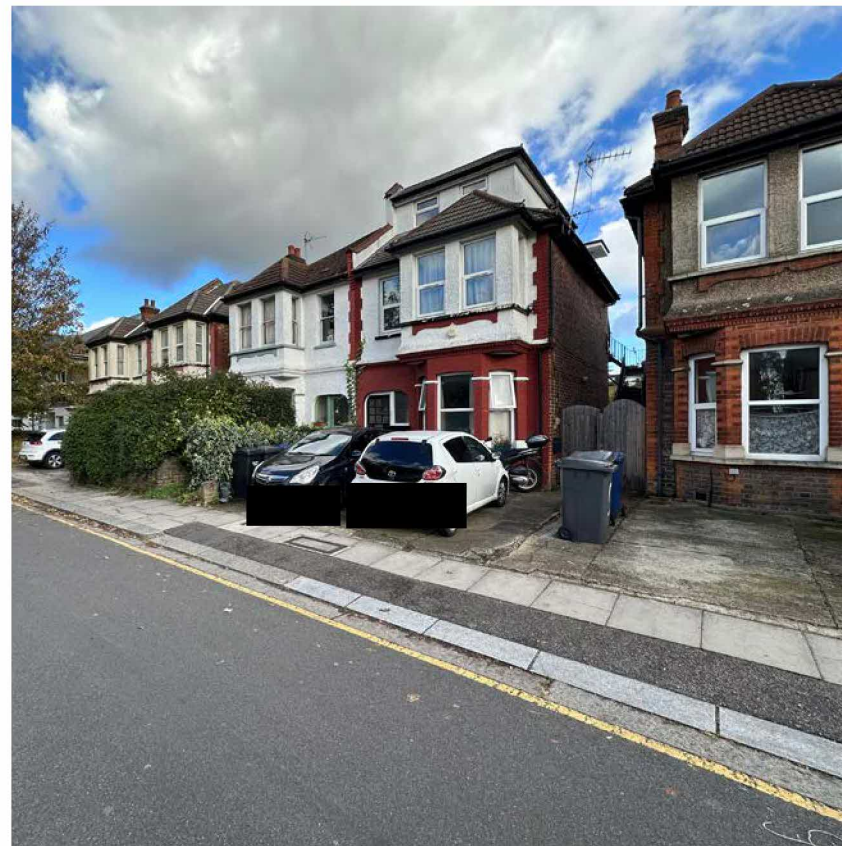


Figure 008 - View along Sunningfields Road looking north



Figure 009 - View along Sunningfields Road looking south



Figure 010 - View of rear elevation



Figure 011 - View of rear elevation towards neighbouring property (No.72)



Figure 012 - View of rear elevation



Figure 013 - View of rear elevation towards neighbouring property (No.76)



Figure 014 - View of rear elevation



Figure 015 - View of side access and existing outbuilding



Figure 016 - View of side access

2.0 Existing Building

The existing building is a 3 bedroom semi-detached house, which has had no previous alterations carried out.

Externally, the property has red blend brickwork with a flemish bond to all external walls. There is pebbledash render to the first floor of the front elevation only. All windows and doors are white uPVC framed throughout with most having soldier arches in red brickwork. All pitched roofs have brown roof tiles and there are four existing chimneys to the side elevation.

The property has a front driveway for two off street parking spaces. There is a small outbuilding along the side access that is not currently usable. The property has a 50 foot deep rear garden.

The existing gross external area (GEA) of the property is 144m².

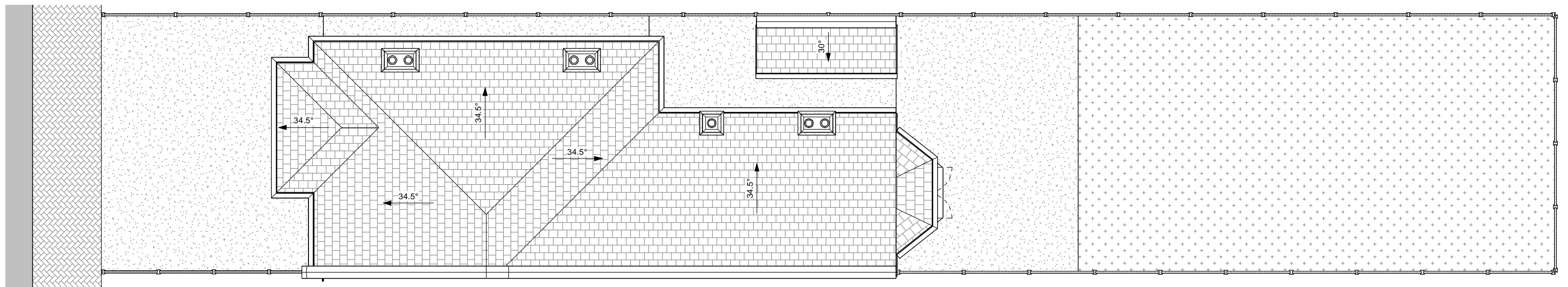


Figure 017 - Existing Roof Site Plan

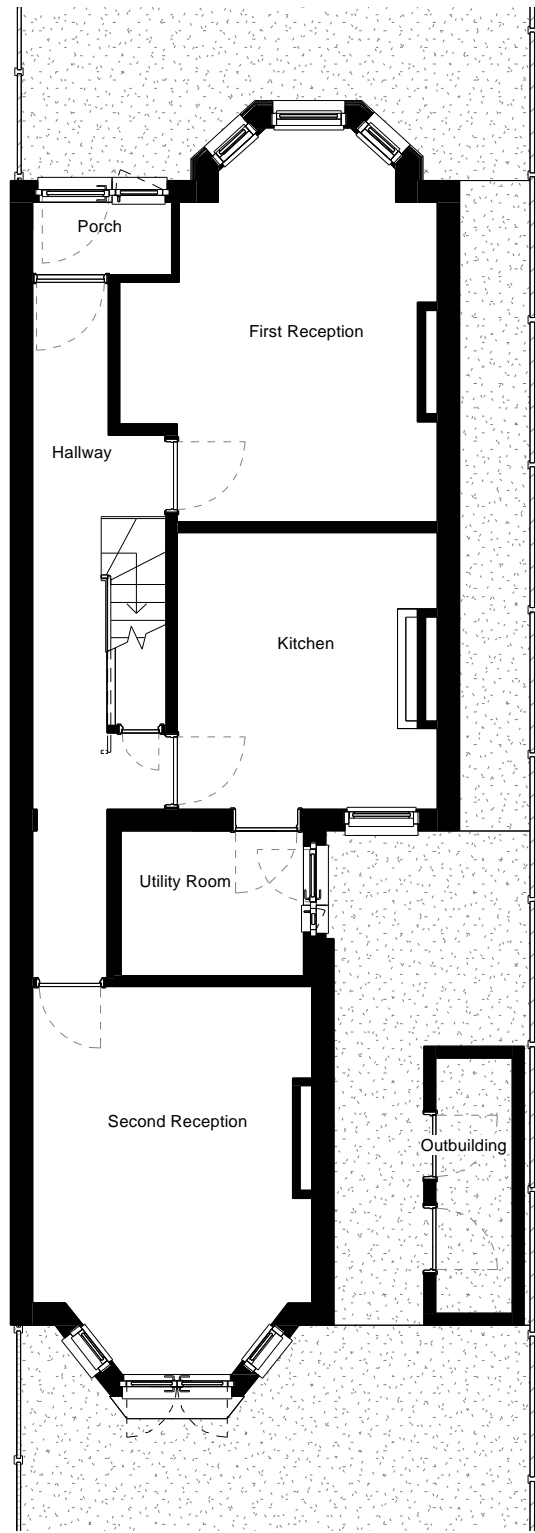


Figure 018 - Existing Ground Floor Plan

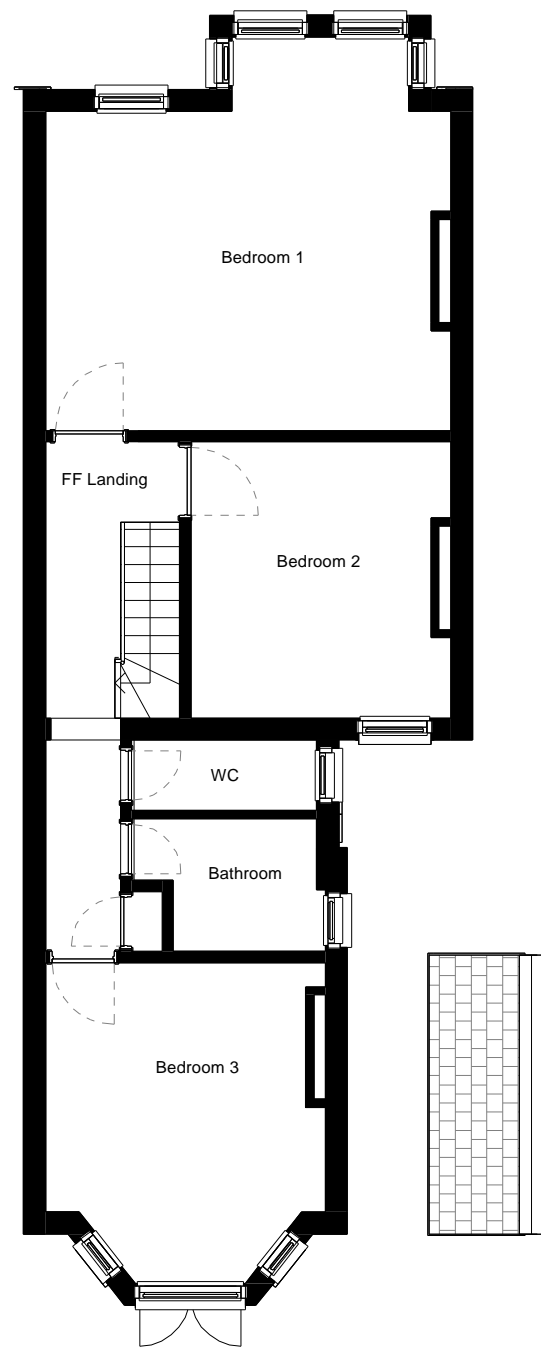


Figure 019 - Existing First Floor Plan

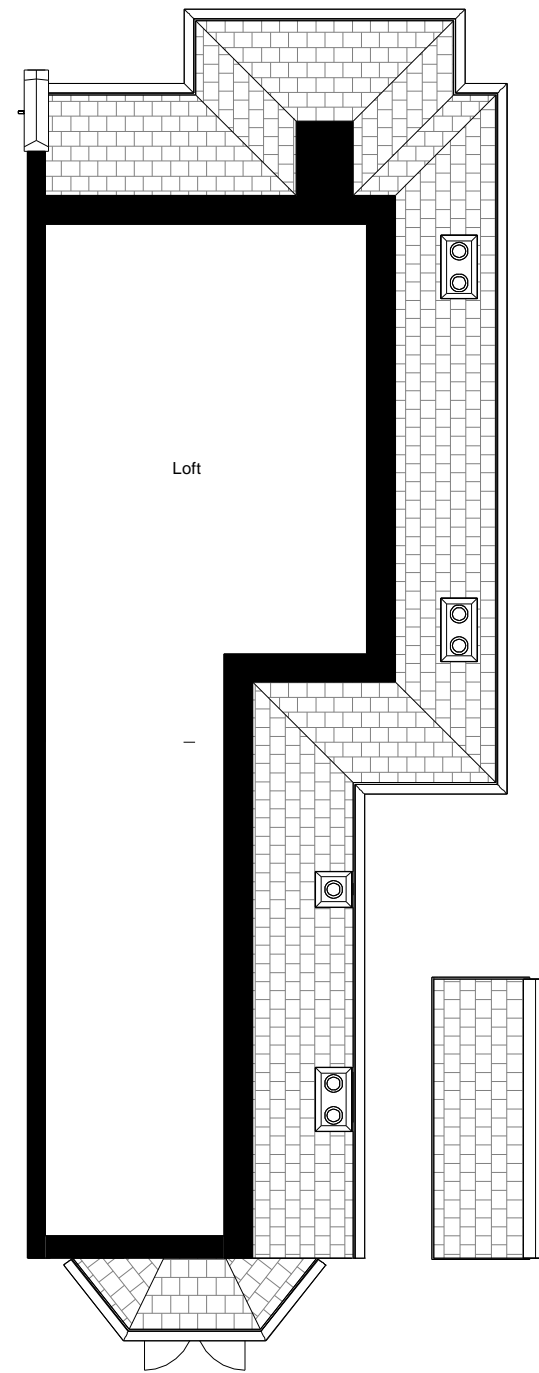


Figure 020 - Existing Loft Floor Plan

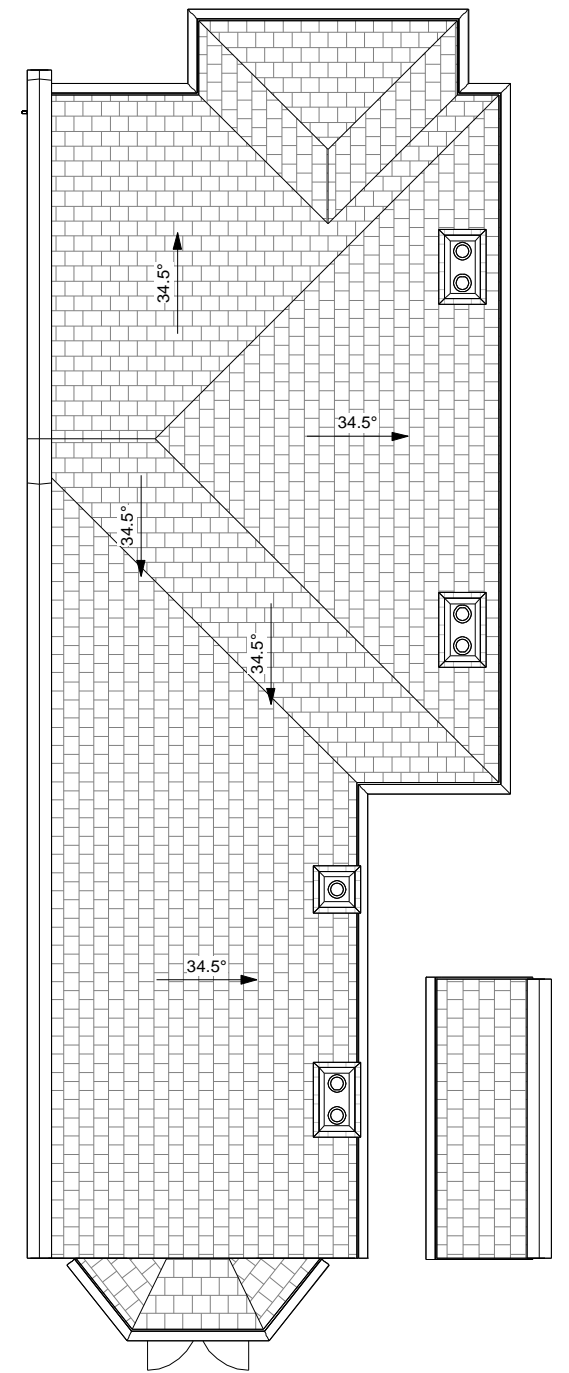


Figure 021 - Existing Roof Plan

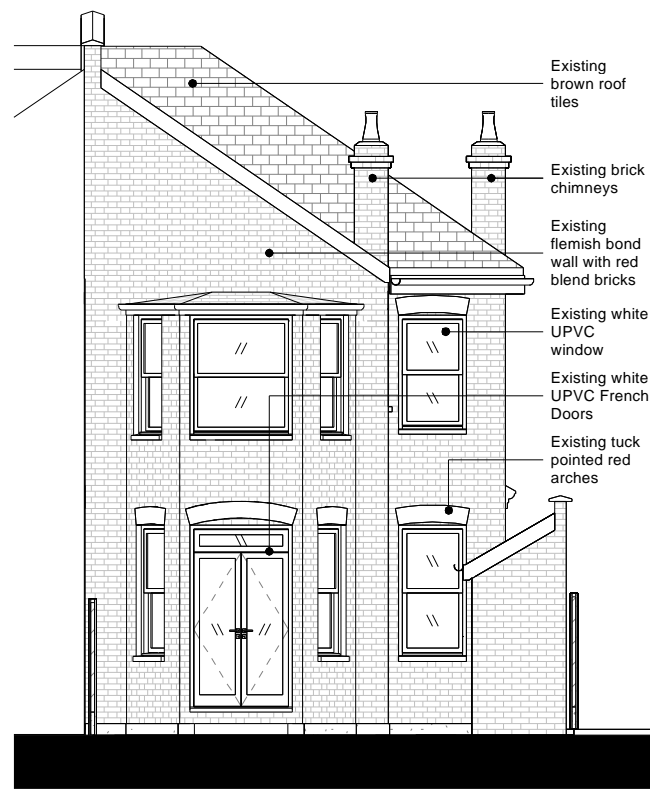


Figure 022 - Existing Rear Elevation - East



Figure 023 - Existing Side Elevation - North

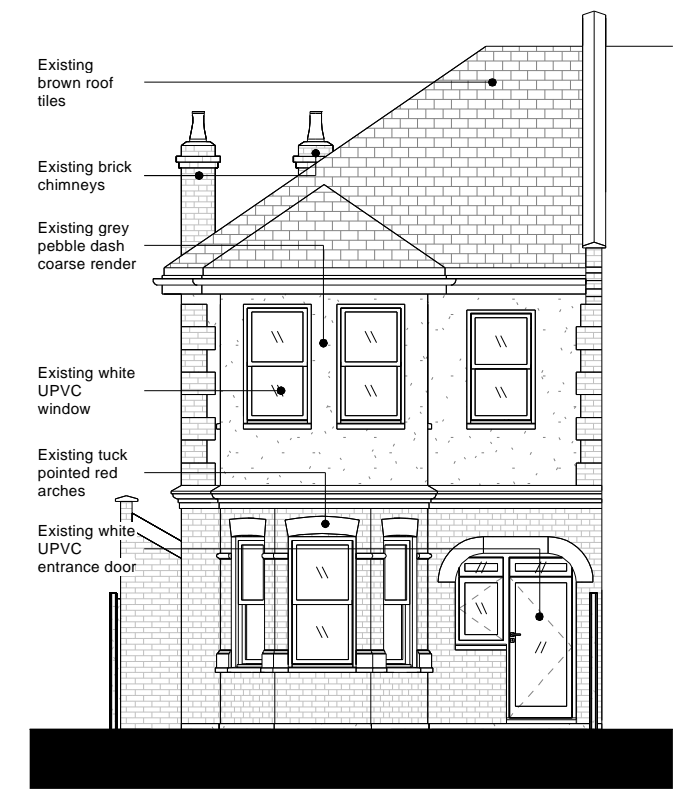


Figure 024 - Existing Front Elevation - West

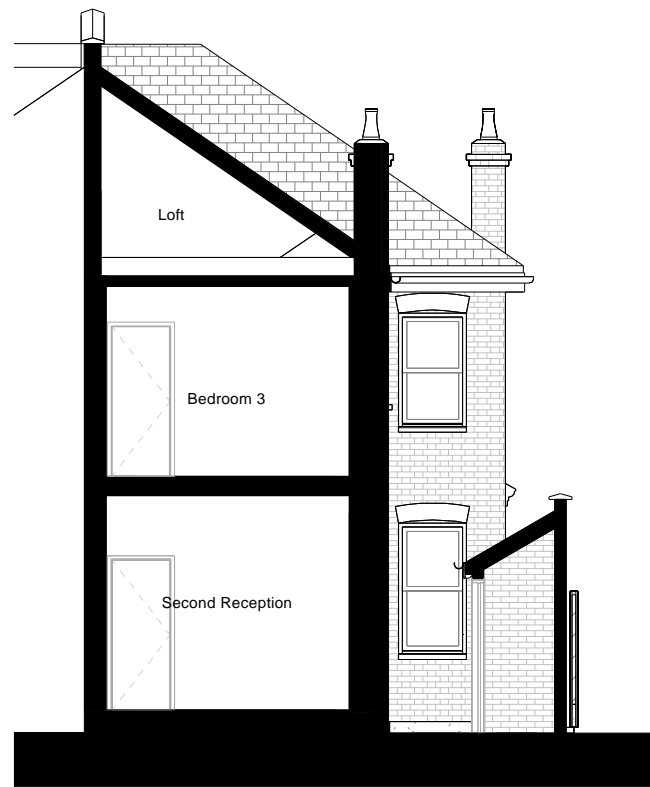


Figure 025 - Existing Section AA

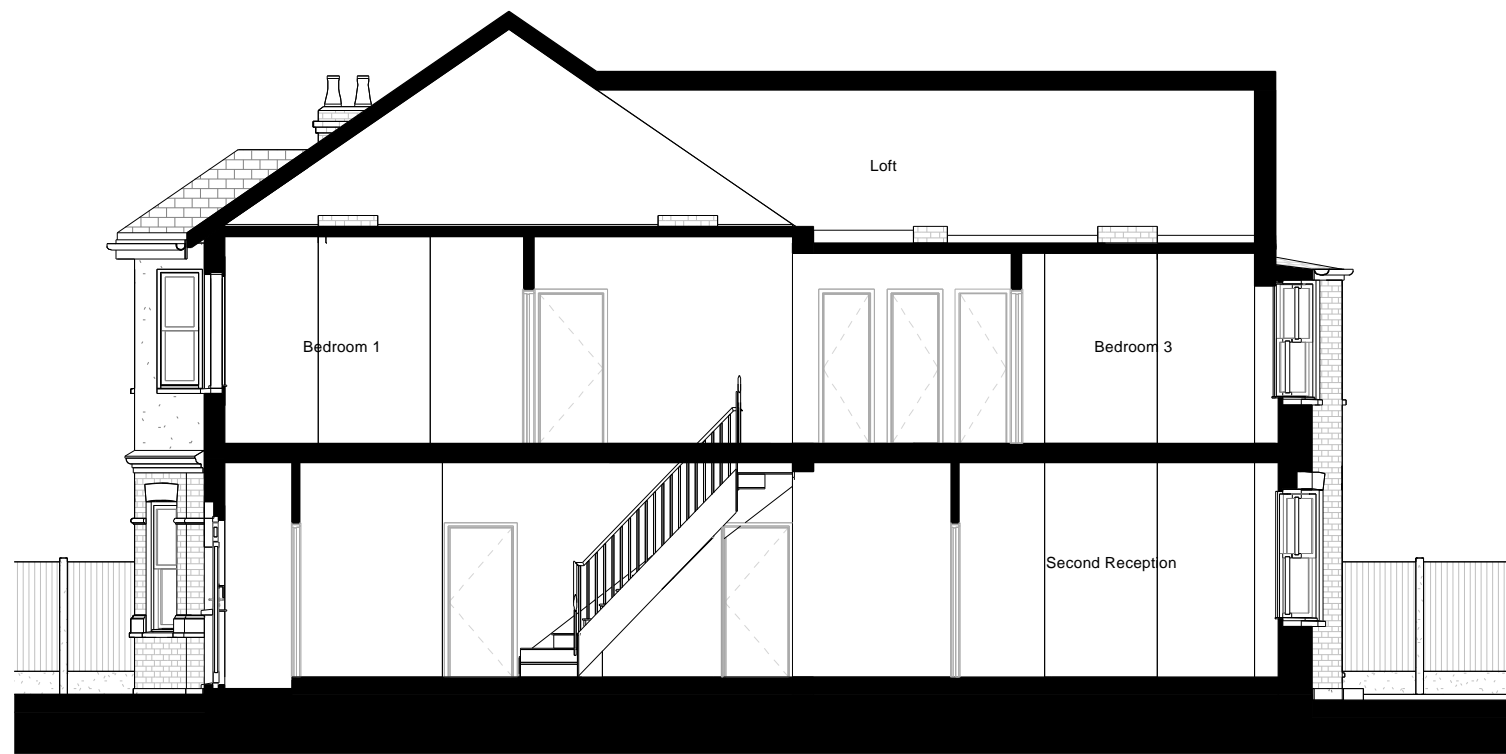


Figure 026 - Existing Section BB

3.0 Proposed Scheme

This planning application proposes to remodel the front hip roof into a gable roof to allow for a new L shaped dormer to the rear and 3 skylights to the front roof pitch.

The dormer is proposed to be set up 400mm from the eaves, set in 350mm from the side gable end, and set down 650mm from the ridge. The main roof of the property is proposed to be replaced and will be kept 250mm below the existing party wall parapet height.

Both the dormer walls and the roof pitch are proposed to have brown roof tiles (to match existing). The dormer roof is proposed to be a flat GRP roof with a dark grey finish. The gable end extension is proposed to have red blend brickwork with a flemish bond (to match existing).

There are 4 white uPVC framed windows proposed to the new dormer, 3 openable skylights proposed to the front roof pitch, and 1 fixed skylight proposed to the dormer roof.

An existing ground floor single door with a side window is proposed to be removed and replaced with a white uPVC framed door. The window will be filled in with red blend brickwork with a flemish bond (to match existing), and the arch will be replaced to a reduced width.

Additional alterations include the proposal to demolish 4 existing brick chimneys (that have structural issues), and for the removal of an existing small outbuilding along the side access that is not currently usable and is in a state of disrepair.

These proposed changes are in keeping with modifications that have been carried out to the surrounding houses on Sunningfields Road.

The proposed gross external area (GEA) of the property is 194m².

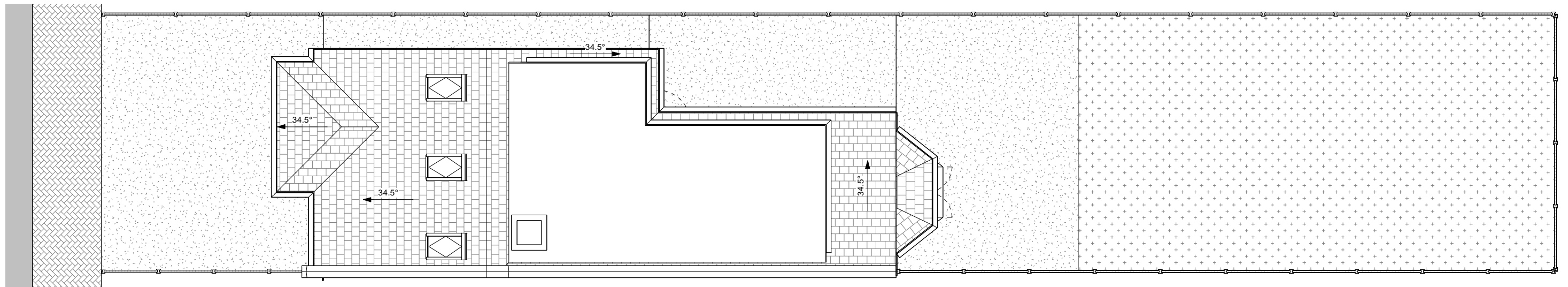


Figure 027 - Proposed Roof Site Plan

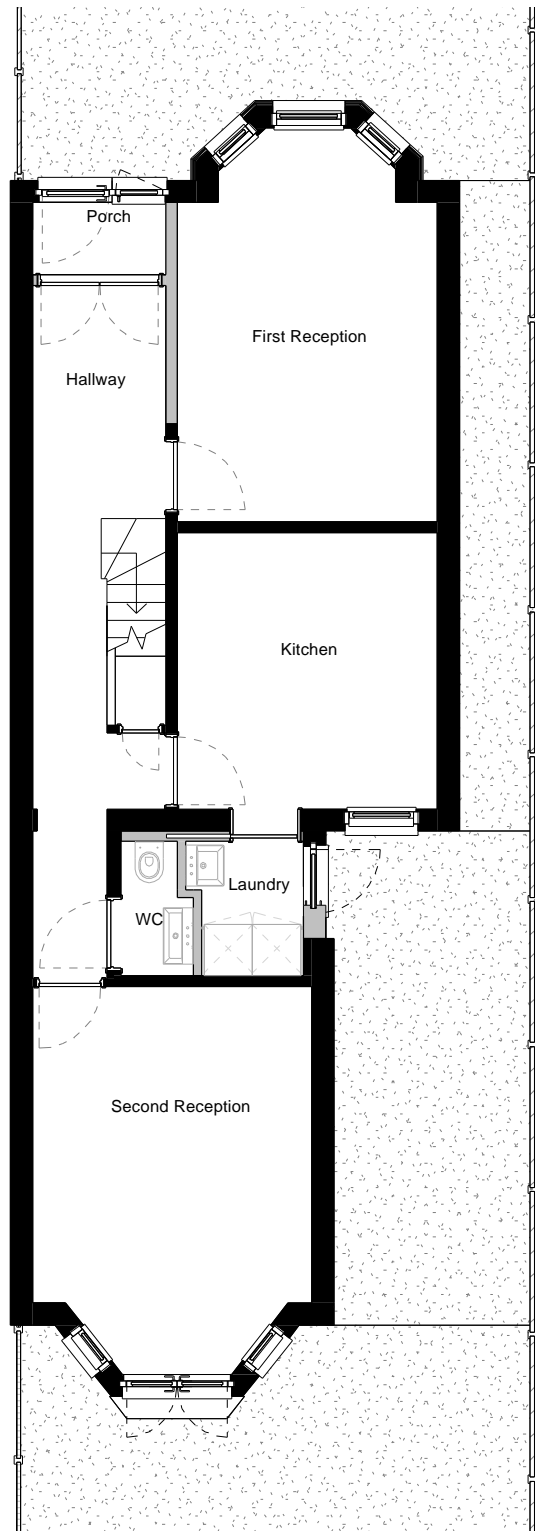


Figure 028 - Proposed Ground Floor Plan

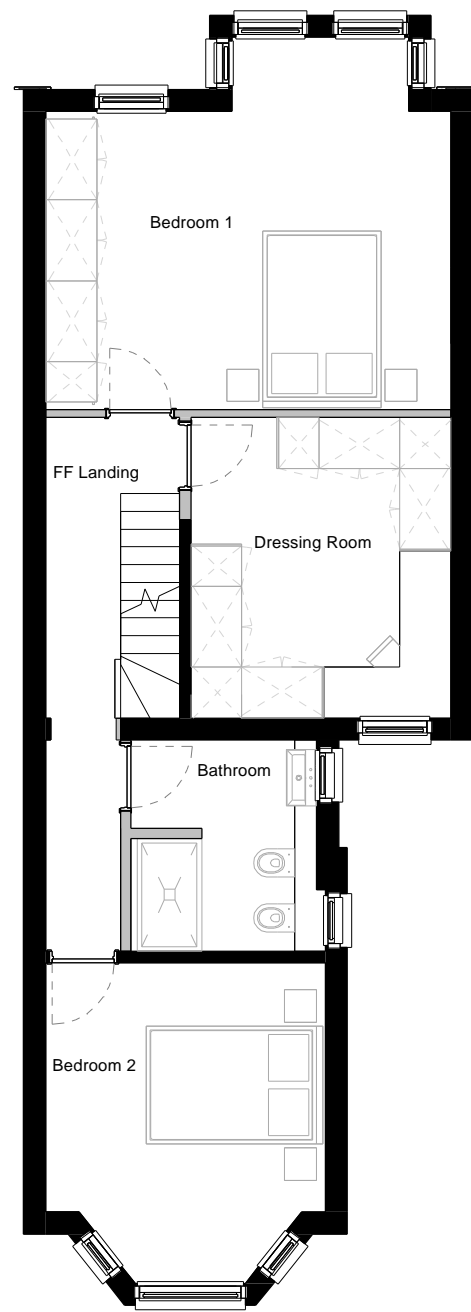


Figure 029 - Proposed First Floor Plan

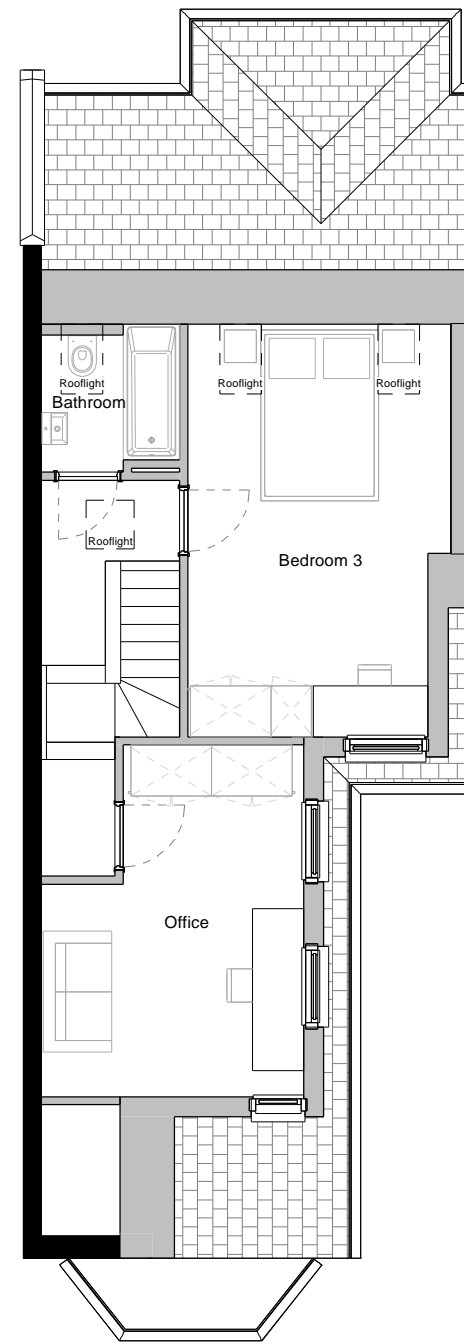


Figure 030 - Proposed Second Floor Plan

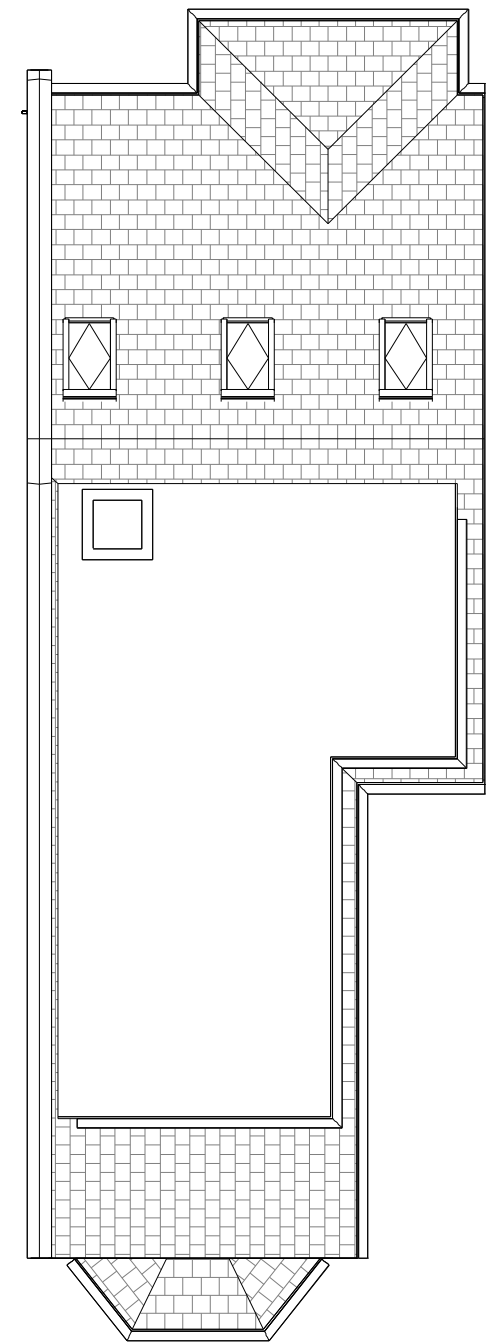


Figure 031 - Proposed Roof Plan

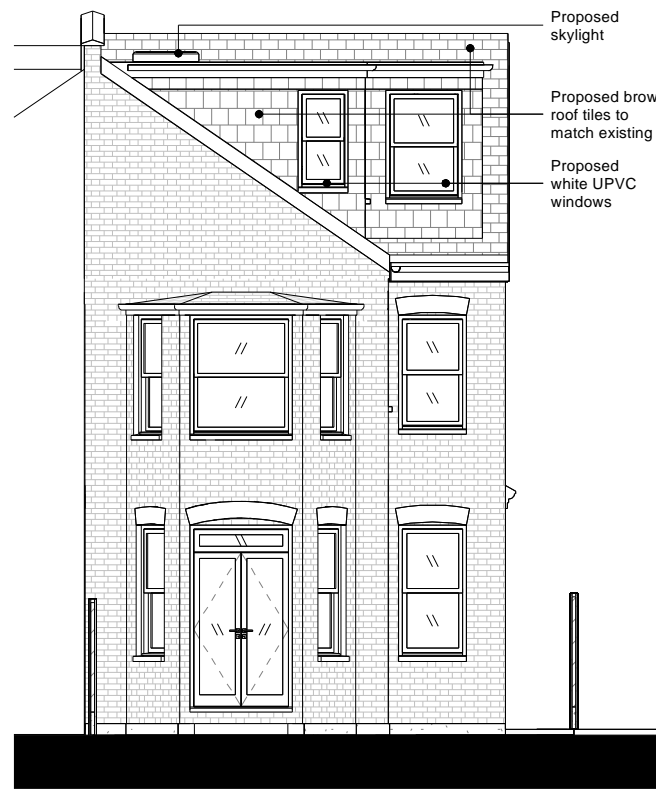


Figure 032 - Proposed Rear Elevation - East

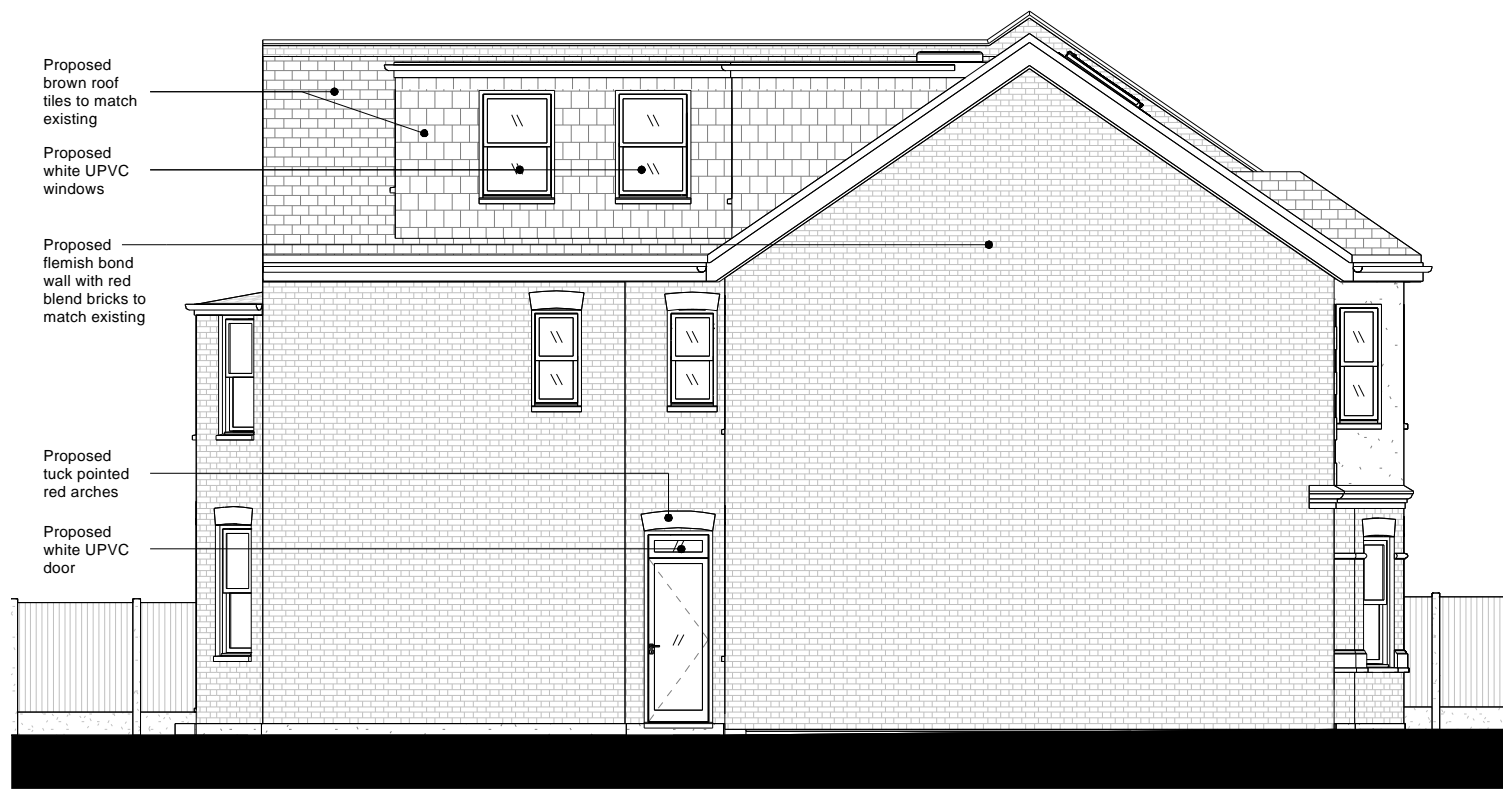


Figure 033 - Proposed Side Elevation - North



Figure 034 - Proposed Front Elevation - West

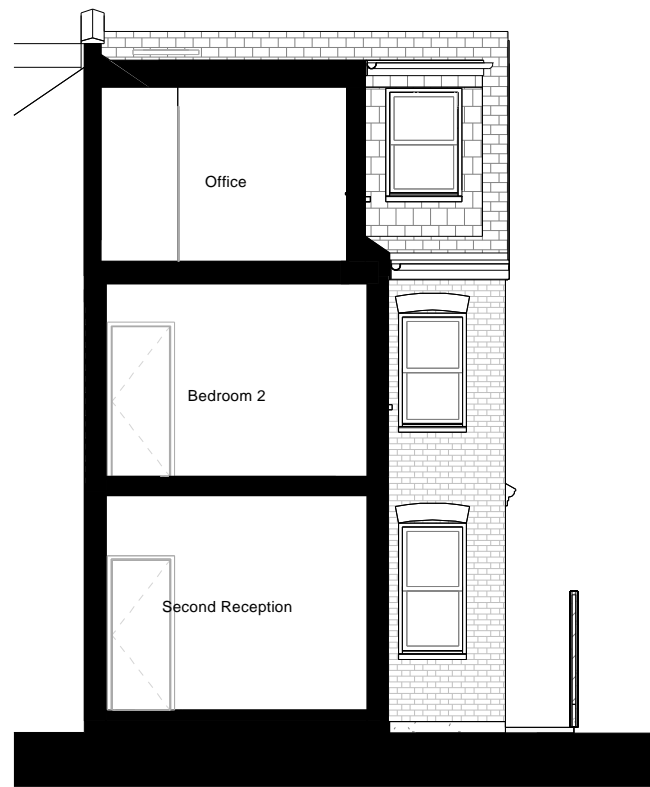


Figure 035 - Proposed Section AA

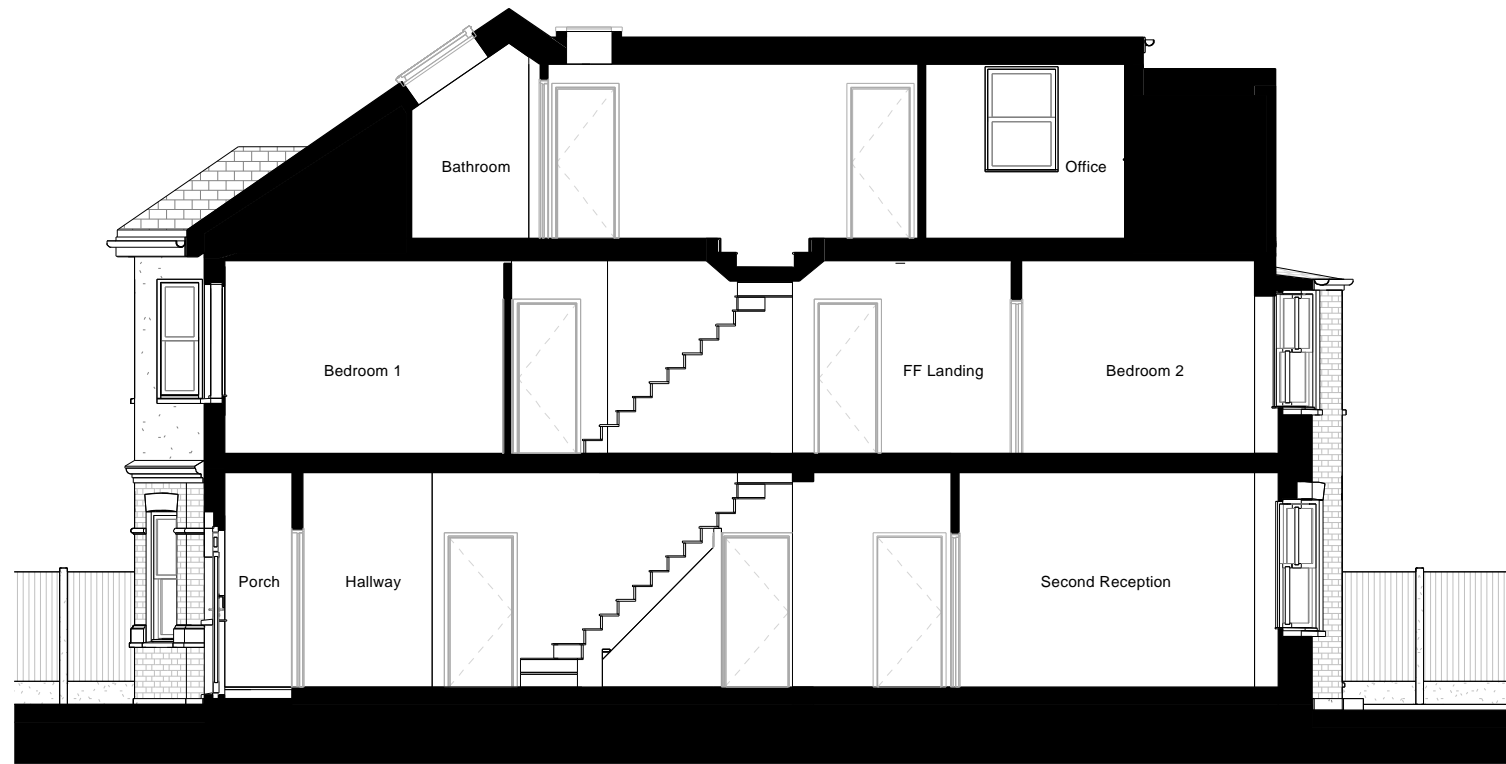


Figure 036 - Proposed Section BB

4.0 3D Views



Figure 037 - Existing Front 3D View



Figure 038 - Proposed Front 3D View

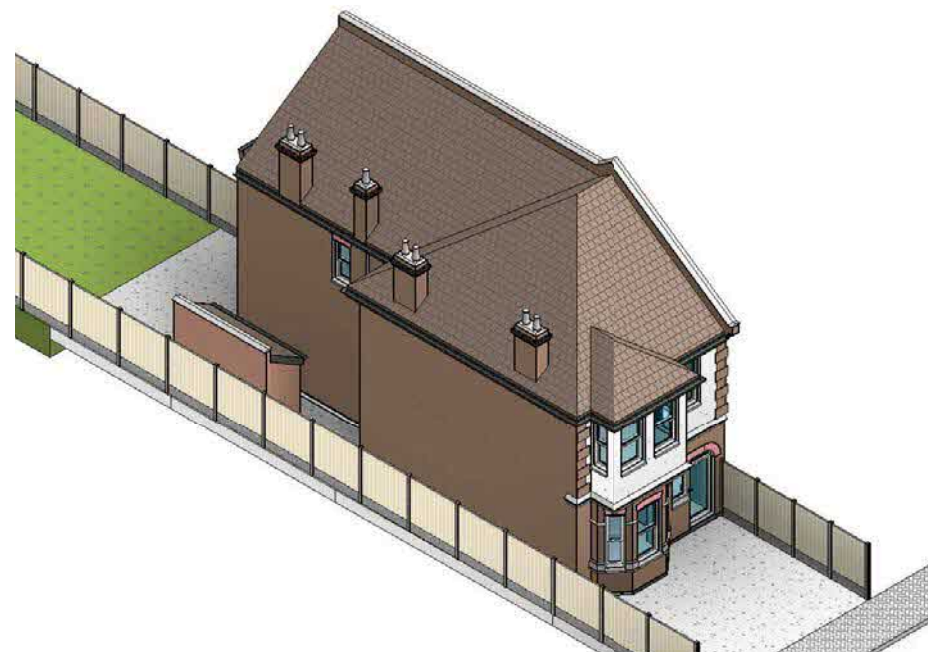


Figure 039 - Existing Front Aerial 3D View

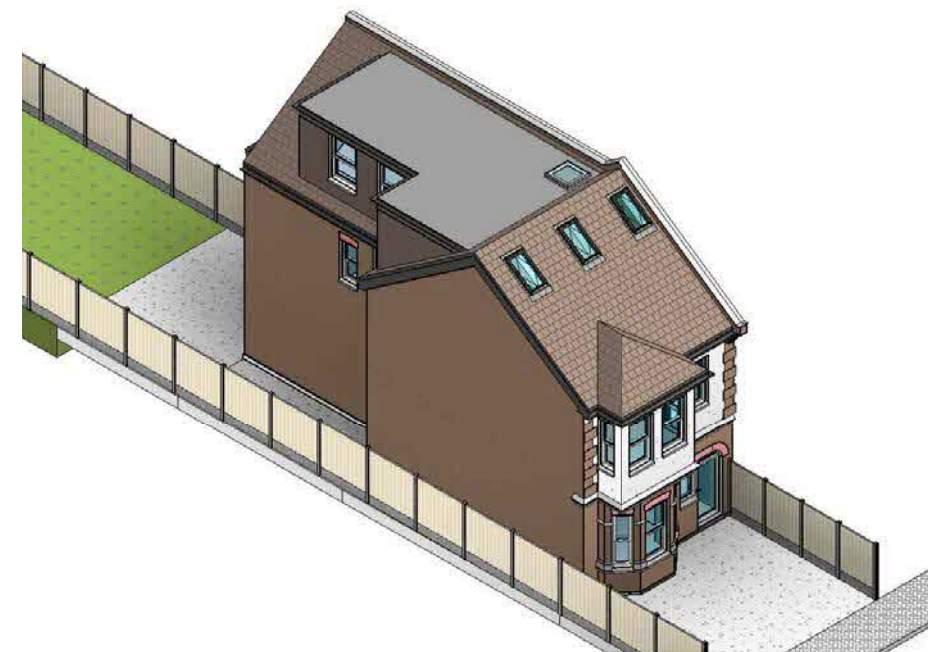


Figure 040 - Proposed Front Aerial 3D View



Figure 041 - Existing Rear 3D View



Figure 042 - Proposed Rear 3D View

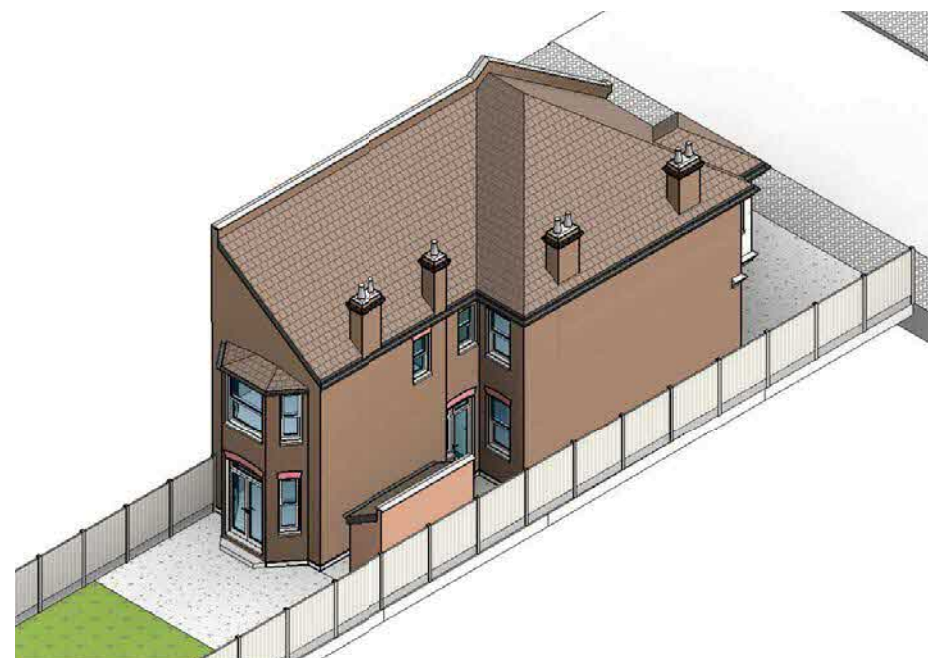


Figure 043 - Existing Rear Aerial 3D View



Figure 044 - Proposed Rear Aerial 3D View

