



BLACKSTONE  
ARCHITECTS

## **388 - Design Statement**

Outrigger Dormer Extension

78 Park Hill, Carshalton, SM5 3RZ

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Sulte Thirty-Two -New House 67/68 Hatton Garden- London- EC1N 8JY  
0207 096 0907-info@blackstonearchitects.com

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## 1. Introduction

This statement has been produced to support the proposals for the property at 78 Park Hill, Carshalton, SM5 3RZ.

This application follows on from the recent permitted development approval for a rear dormer and outrigger extension DM2023/01521. This statement sets out the proposals to extend the rear outrigger dormer.

Park Hill and the surrounding areas are part of a quiet residential neighbourhood of mostly detached, and semi-detached homes. The surrounding vernacular of the properties are a mix of styles of late Victorian or pre-war. Its location close to Carshalton Beeches Station and local amenities makes the neighbourhood attractive to families. The applicant site, 78 Park Hill is a charming semi-detached 2.5 storey brick house set back from the road.



Front of 78 Park Hill

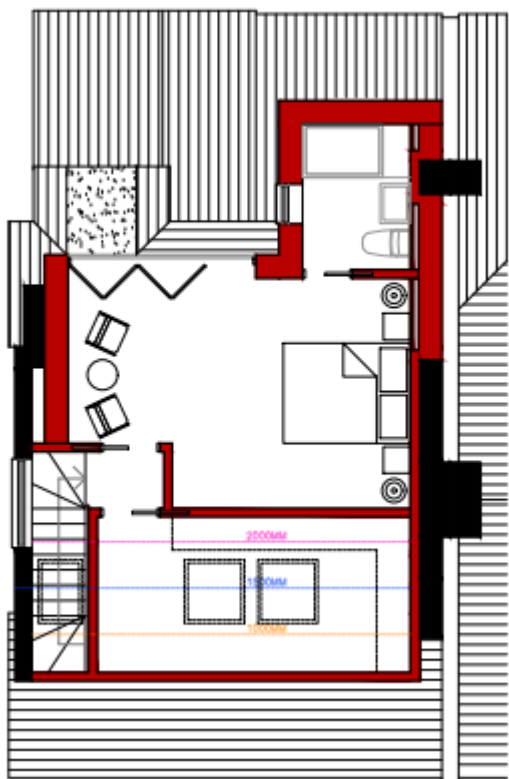


Rear of 78 Park Hill

The property already benefits from a loft conversion with a small dormer to the rear. The objective of this application is to increase the rear outrigger which was approved under Permitted Development to provide functional and usable accommodation within the rear outrigger. This is proposed by increasing the length of the outrigger and introducing a mansard wall. The increase to the rear outrigger is minimal and should not impact the neighbouring properties as the mansard wall aids to reduce the mass and bulk.

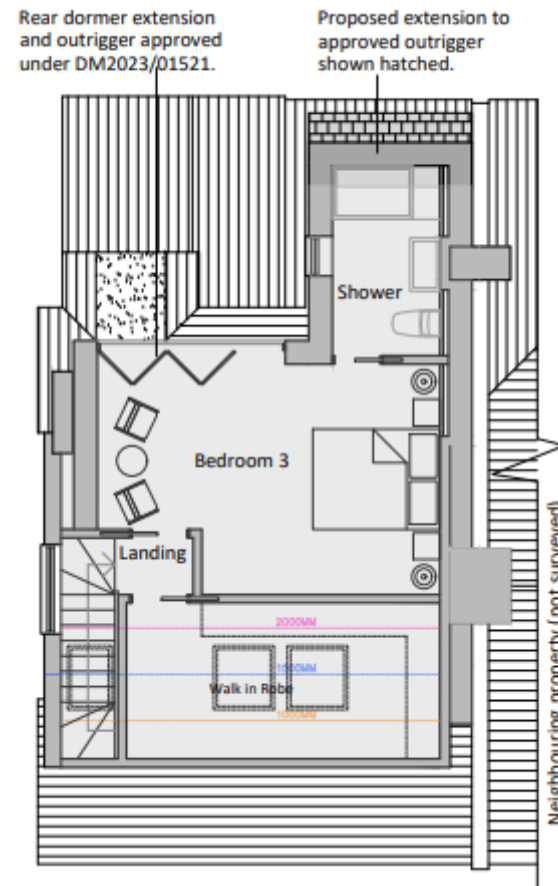
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*Left:* Rear dormer extension and outrigger approved under DM2023/01521.

*Right:* Proposed extension to approved outrigger shown hatched.



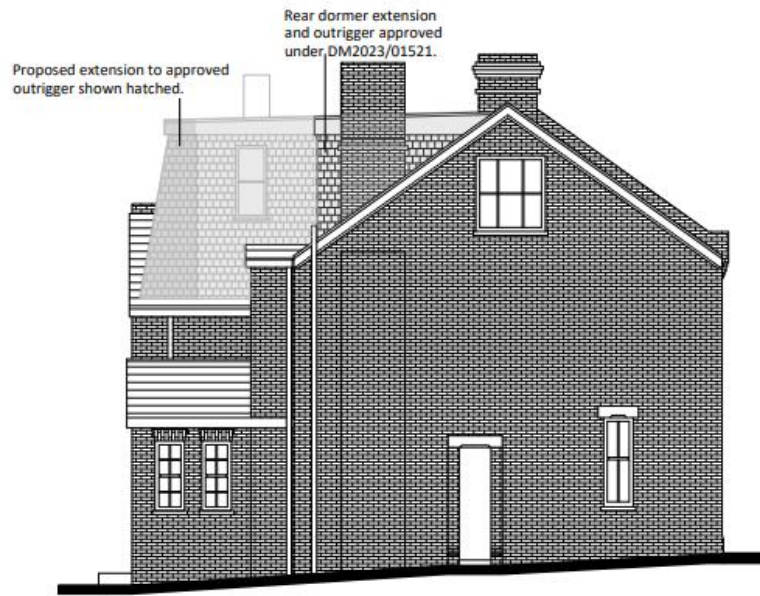
In terms of footprint increase, you can see from the above plans that the increase is minimal when compared to the proposals approved under Permitted Development. The increase is just over 4 cubic meters.

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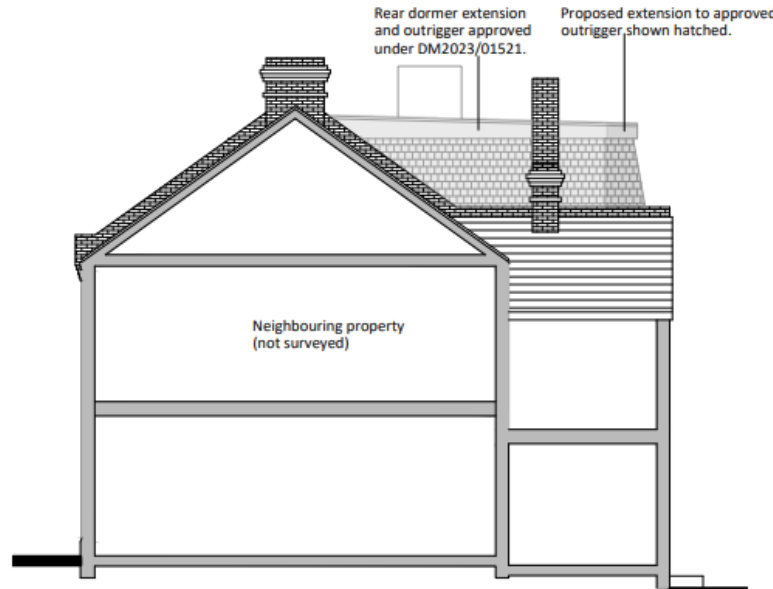
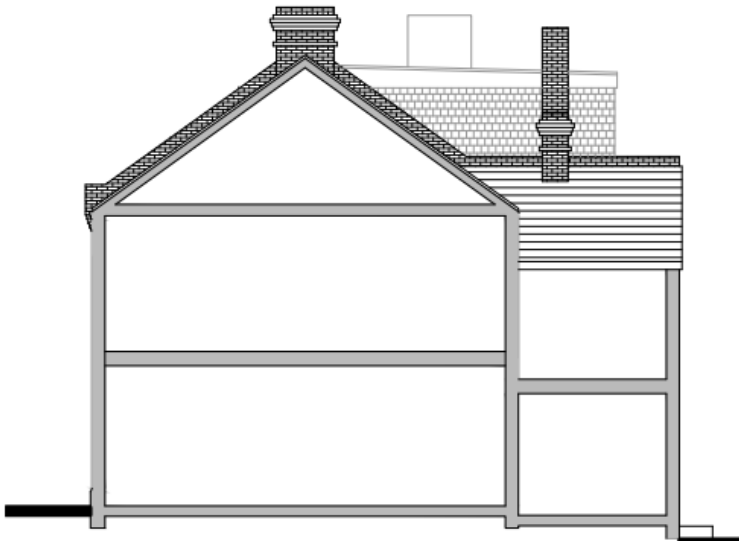
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Rear dormer extension and outrigger approved under DM2023/01521.



Proposed extension to approved outrigger shown hatched.



As can be seen with the elevations, the increase is minimal when compared to the proposals approved under Permitted Development. The sloping mansard element reduces any potential impact on neighbours.

The resulting house, as seen from the main road will remain unchanged and to the rear will be similar to the mass and bulk achieved under Permitted Development for the rear dormer and outrigger.

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## 5. Conclusion

The design intends to create a family home suitable for modern living. The proposal builds on the approval achieved under Permitted Development by introducing a considered addition to the rear outrigger which will greatly enhance the internal accommodation without impacting the adjoining neighbours. The introduction of the mansard element ensures no adverse impact on adjoining neighbours.

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