

Architecture
100



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10 Carlton Crescent Cheam SM3 9TS
SUTTON

DESIGN ACCESS STATEMENT

This supporting statement has been prepared by Architecture 100 - City Lofts on behalf of Mrs Galina Wolf to support a planning application seeking the permission to alter a dwellinghouse at 10 Carlton Crescent.

The site comprises a terraced house. Photos of the site are shown in Appendix 1.

The proposal is for the conversion of loft space involving alterations to existing roofline, including a hip to gable roof and a dormer extension at rear, removal of chimney stack and installation of second floor side window and roof lights and solar panels to front roof slope.

The proposal has been the object of the pre-application ref. Number PRE2024/00004.

In accordance with the pre-app report, the *“proposed flat roofed, box-like dormer designed to cover the entire rear roof plane would appear unduly prominent and adversely harm the character and appearance of the property and its contribution to the wider area.”*

The variety of precedents in the wider area (Refer to Appendix 2), similar for scale, form, bulk and height, demonstrate clearly that this type of development is supported by the Local Authority therefore not considered as detrimental on the character and appearance of dwellings.

Furthermore, the cul-de-sac location reduces the impact on the streetscene and neighbouring properties.

To mitigate against any loss of privacy, the openings proposed to the side elevation at second floor level, will have obscure glazed and non-opening at 1.7m above finished floor levels.

All roof windows will not protrude more than 150mm from the roof plan.

All materials will match the existing of the hosting house.

In conclusion, the proposed design would not cause harm to the character of the area or street scene, just as it would not result in an adverse impact on any adjoining occupiers in terms of increased noise and disturbance or loss of outlook, privacy and light.

APPENDIX 1

PHOTOGRAPHIC SURVEY



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



APPENDIX 2

PRECEDENTS BUILT IN THE WIDER AREA

13 Carlton Crescent - Terraced house

The dwelling is a prominently located corner property with the extension clearly visible from the roadside-

Application granted - A2015/72705



10 Buxton Crescent-Terraced house
Hip to gable with full width rear dormer



18 Buxton Crescent - Terraced house

Conversion of loft space involving formation of a dormer extension at rear and alterations to existing roof line. Two roof lights at front.

Application Granted - A2016/74584



51 Buxton Crescent - Terraced house

Conversion of loft space involving formation of rear dormer extension, alteration to the existing roof line and insertion of two roof lights to front roof slope.

Application granted - A2017/78313



74 Buxton Crescent - Terraced house
Hip to gable with full width rear dormer



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