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34 NEWTON ROAD, LONDON W2 5LT

PLANNING APPLICATION FOR NEW ROOF AND REAR EXTENSION COMBINED DESIGN & ACCESS AND HERITAGE STATEMENT

1.0 OUTLINE

- 1.1 This application is for a minor rear enlargement to a house at first and second floor levels, along with a reconfiguring of the whole roof to allow for passive standard insulation and improved headroom.

2.0 PLANNING HISTORY

- 2.1 The main approvals in the last 10 years are.....
- 2.2 14/00011/FULL, 16/09578NMA, 17/03908/FULL all for basement and ground floor rear extensions, the last one having been implemented in 2019.
- 2.3 17/03834/FULL for a basement side extension positioned between the west flank wall of the main house and the West boundary wall, therefore having no external impact.

3.0 CONTEXT

- 3.1 The house is detached on basement, ground, first and attic levels, and lies within the Westbourne Conservation Area on the North side of Newton Road. It has a hipped slate roof which at some point in the past has been altered and visually compromised by the construction of dormers which sit at the same height as the main roof (flat) ridge, undermining the appearance of the roof form. The roof has overhanging eaves on all sides.

- 3.2 There are various similar, but semi detached, houses in the street that share similar but not identical architectural features, including overhanging eaves.
- 3.3 Whilst similar, these houses have different eaves and roof heights, with different detailing to the overhanging eaves, so while there is a common theme to the street, there is no detailed consistency, particularly on the North side of the street.
- 3.4 Number 32, the immediate neighbour to the left (West), has an eaves line some 400 higher, while number 36, the immediate neighbour to the right (East), is far higher and of a totally different mid 20th Century design, and which happens to be listed.

4.0 THE PROPOSALS

- 4.1 The current roof is very insubstantial in its construction and is not insulated. Adding current level insulation would reduce headroom to an unworkable height. The attic has rooms in it, but the floor construction has very shallow joists that are not able to safely satisfy normal domestic floor loads.
Therefor the current attic headroom is insufficient to both insulate the roof and strengthen the floor.
- 4.2 The proposal for the roof is to rebuild it at a higher level to incorporate Passive Standard insulation (better than current Building Regulations) and to replace the floor joists with deeper ones.
- 4.3 The rebuilt roof will retain the same form and materials, and as since there is no consistency in roof heights and detailing along the street, this will have no material effect on and therefore enhance the Conservation Area.
- 4.4 The current first floor and attic rear bedrooms are significantly smaller than the front ones and not really workable, and extending out the rear wall of the main house along with the amended roof by 1500 will resolve this. The form of the house will remain basically the same, a rectangular box with a subservient side extension, albeit 1500 deeper. However, this minor size increase at the rear of the building using the same materials and detailing will have no material effect on and therefore enhance the Conservation Area.
In addition, the existing first floor windows will be reused.

5.0 ACCESS

- 5.1 No access changes are proposed.

6.0 SCALE

6.1 All new proposed work is in scale with the existing building and its neighbours, and with the wider streetscape.

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