



THE DESIGN & BUILD LOFT CONVERSION COMPANY

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Heritage Statement

27 Reservoir Road
London SE4 2NU

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Note: This statement accompanies the Householder planning & demolition in a conservation area, planning application - Ref: DC/24/135207

Introduction:

The building is of a conventional design and construction of the Telegraph Hill Conservation Area, with solid load bearing walls supporting the tiled pitched roof and suspended timber floors. The residential building is a terrace good quality house, built in the late 19th century which matches the architectural character of the late Victorian planned architectural suburb. Reservoir Road comprises short rows of houses arranged in pairs with paired front doors under a segmental pediment enriched with foliage and a central face, two storey canted bays flank the entrance and wide eaves are supported on numerous decorative timber brackets. Internal partitions are a combination of hollow and solid walls, with suspended timber floors supported on the main external and internal load bearing walls, at the ground floor and first floor level.



Front elevation of 27 Reservoir Road



Rear elevation of 27 Reservoir Road

Application Description:

A dormer loft extension to the rear slope of the main roof to provide additional living accommodation in the form of one additional bedroom and one additional shower room to the 2nd floor.

Amount:

The construction of the dormer extension will provide an additional 20.5m² of livable floor space.

Layout:

The layout maximizes the space in the loft by inserting the proposed staircase above the existing, for which the main dormer is essential to provide the necessary height to access the loft level.

Off square landings at the top of the staircase, 2no door separates the stairwell with the proposed bedroom and shower room. The proposed stairwell receives light through a small flat roof window and through an anthracite grey UPVC casement window in the face of the dormer.

The bedroom receives light through a 2nd larger anthracite grey UPVC casement window, also in the face of the dormer.

Scale:

The additional volume added to the existing building by the dormer extension amounts to 12.5m³. The size of the dormer is necessary to provide adequate space for the proposed bedroom so that it does not feel confined and so that there is sufficient finished floor to ceiling height. Nearby streets like Jerningham road, Wallbutton Road and Reservoir Road itself are heavily populated with similar full sized dormer loft conversion.

Landscaping:

Non-applicable.

Appearance:

All the materials have been chosen for their performance and sensitivity to the context and are in accordance with planning policy guidance. The face, sides and roof of the dormer will eternity type slate, which has a dark grey color to match the existing roof covering. The fascia/soffit, bitumen roof and guttering will all be dark grey in appearance to match the slate. The proposed windows are grey UPVC to complement the color of the dormer.



*Example of the dormer appearance
(The dormer will however be set in from the eave and the parapet walls)*

Access statement

The proposal will not affect vehicle or pedestrian access to or from the public highway or existing parking arrangements. The proposal does not require any diversions, extinguishment and/or creation of public rights of way.

The main access to the house remains as existing, through the front door at ground level. The access to the extended development is by the existing internal staircase. Disability access cannot be improved in any way due to the enclosed design.