

DESIGN AND ACCESS STATEMENT

76C ALEXANDRA PARK ROAD



Fig.1 Rear View of No 49 The Avenue

The application site is located on Alexandra Park Road and is within the Muswell Hill Conservation Area. It forms part of a row of three-storey terraced Edwardian properties.

The proposal is for a stepped, flat-roof dormer to the rear of 76 Alexandra Park Road (Flat C), as well as the extension of the existing party wall (between No.76 and No.74) and chimney to suit the proposed heights.

Due to the unique shape of Flat C which stretches between the First, Second Floor and Loft space, the proposal is looking to utilise the floorspace of the current loft and allow for a more free-flowing use of the property internally.

The height of the proposed dormer is subservient to the existing ridge line of the main house's roof. The ridge tiles and the tiles immediately below them will stay undisturbed.

The dormer is not full-width, it is limited to 40% in the main width with a smaller stepped-back section which blends into the existing roof slope. We should also point out that the larger part of the dormer is stepped back from the existing rear elevation to maintain the roof line as per the existing terrace.

The design has kept all roof lines as low as possible, whilst making the internal spaces usable, so as to be sympathetic to the look and scale of the conservation area.

The materials and detailing will be of the highest quality and in-keeping with the style of other dormers within the conservation area. The amount of glazing is consistent with historical Victorian and Edwardian dormer designs, whereby the majority of the dormer elevation would be glazed. The proposed windows are going to be powder coated aluminium. The existing roof and parts of the rear elevation are slate tiles. It is proposed that the dormer will be clad in slate or similar look material (dark grey zinc) and the flat roof will be constructed out of EPDM or zinc. Zinc has also been used on the rear dormer of No.82 Alexandra Park Road. Due to the proportion of glazing and cladding, this is not a dominant feature of the dormer.



annette peters design ltd

96 high street mews

london sw19 7rg

07958 591 781

020 8417 1111

www.annettepetersdesign.co.uk