



DESIGN AND ACCESS STATEMENT
IN SUPPORT OF PLANNING APPLICATION FOR LOFT CONVERSION

AT

22 SIRDAR ROAD
N22 6RG

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PROJECT No: KKR - 1684

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1.0 The Existing Building

22 Sirdar Road is a two-storey mid-terrace Victorian property in Turnpike Lane, forming part of a continuous terrace of similar age and proportion. The house is currently in poor condition and has reached the end of its serviceable life in several key respects. The double glazing throughout has failed and is no longer thermally effective, the walls and roof are uninsulated, and the existing fabric performs poorly against modern energy standards. The front facade has at some point been rendered over, obscuring the original red brickwork and the rhythm of the terrace. The remainder of the original terrace, including the property directly opposite, retains its original brickwork and demonstrates the intended character of the street.

The loft is presently unused, accessed only by a hatch, and contributes nothing to the liveable accommodation. The roof structure is original, uninsulated and not configured to provide habitable space. The applicants are a growing family.

A property at the end of the rear garden, on the parallel Boundary Road (No. 15), has recently completed a comparable loft conversion, providing a local precedent.



Fig. 1 — Front elevation of No. 22, showing the later cement render obscuring the original brickwork.



Fig. 2 — Rear elevation showing the original roof slope and outrigger where the L-shaped dormer is proposed.



Fig. 3 — Properties opposite retaining original brickwork, illustrating the intended appearance of the front facade following render removal.

2.0 The Proposed Building

The proposal is for an L-shaped loft extension that will convert the redundant loft into two additional bedrooms and a bathroom, providing the additional accommodation required for the growing family. The new dormer will sit centrally on the rear roof slope and turn into the rear outrigger to form the L-shape, mirroring the established pattern of loft conversions on this street and on the parallel Boundary Road.

The new dormer cheeks, flat top and the entirety of the new and existing roof slopes will be clad in VMZinc standing seam roofing in Quartz-Zinc, a long-life, low-maintenance and fully recyclable material with a soft, matte grey-blue finish that sits comfortably against the surrounding slate and brick. New windows to the dormer will be aluminium-framed double-glazed units with frames powder-coated to match the Quartz-Zinc roofing. Windows to the original part of the house will be replaced with double glazed timber sash windows of traditional proportion and detail to match the original openings. The render to the front façade, and painted brickwork to rear, will be carefully stripped back to expose the original brickwork beneath, which will be repointed to match the adjoining properties, restoring the terrace to its original appearance. The whole property will be internally dry-lined with insulation to bring fabric performance up to current standards without affecting the external appearance. Together these works will deliver an efficient, comfortable and sustainable family home that is sympathetic to the existing building and to the wider character of the street.

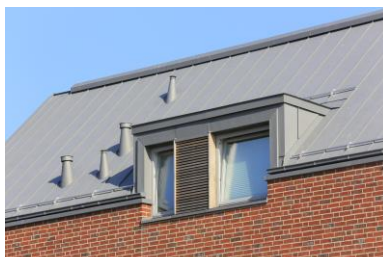


Fig. 4 — Example of a flat-top dormer in VMZinc Quartz-Zinc with matching aluminium-framed window



Fig. 5 — Comparable property combining VMZinc Quartz-Zinc roofing with red brickwork of the tone proposed at No. 22.

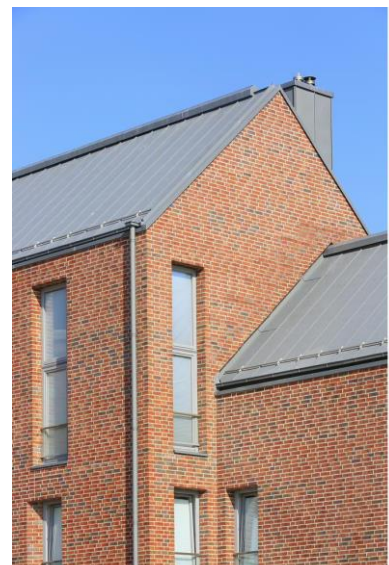


Fig. 6 — Standing-seam zinc roof detail and brick gable, illustrating how the two materials read together.

A directly comparable scheme has recently been completed at No. 15 Boundary Road, immediately to the rear of the application property on the parallel street.