

SUPPORTING PLANNING STATEMENT

37 SIRDAR ROAD, LONDON N22 6QS

**PROPOSED GARAGE CONVERSION WITH PITCHED ROOF OVER TO MATCH EXISTING
AND ALTERATIONS TO ENHANCE FRONT ELEVATION**

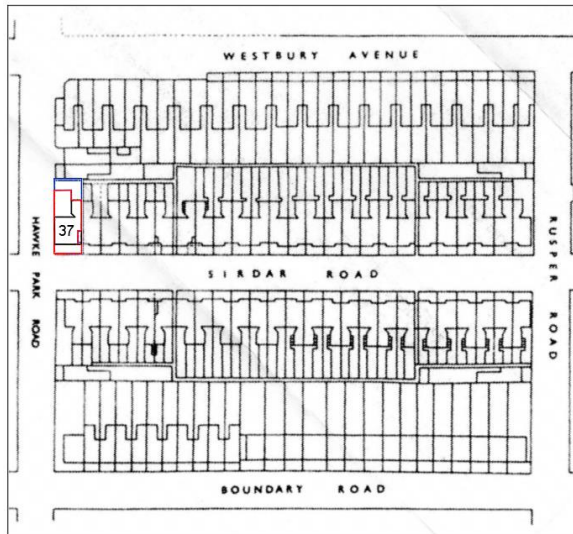


INTRODUCTION

This statement accompanies a householder planning application for the conversion of the existing attached garage to the side of 37 Sirdar Road to habitable space to improve the living accommodation of this ground floor maisonette. In order to improve and enhance the front elevation, it will be re-clad in brick slips and the pvc windows replaced with double-glazed sliding sash timber windows. The garage door will be replaced with a double-glazed timber sliding sash window, to match those proposed alongside, with similar decorative detailing over the head of the window. The flat roof over the garage is to be replaced with a dual-pitched, slated roof at 31° pitch to match that of the main house.

THE SITE & ITS SURROUNDINGS

Number 37 Sirdar Road is a two-storey, end of terrace property, originally constructed and occupied as one of a pair of maisonettes, each with individual front doors, set side-by-side. This type of property is repeated along both sides of this particular length of Sirdar Road. No 37 is positioned at a crossroads where Sirdar Road intersects with Hawke Park Road and is located within an entirely residential area.



The streets in the immediate area are laid out in a grid system. Sirdar Road is the middle road of 3 (Boundary Road and Westbury Avenue included) that run parallel to each other for some considerable length, and which are crossed by a number of other, but much shorter, roads. All the roads in the area are lined with terraced properties from a similar age but which show significant amounts of variation. This variety is displayed not only by differences in the nature of their occupations and in the original architecture between terraced rows, but also as a result of individual alterations and additions to many properties over time. Consequently, much of the area's original unifying features have been eroded.



No 37 is gable-ended with a flat-roof, attached garage to the side, the flank wall of which is set adjoining the back edge of the pavement along Hawke Park Road. The garage was added in the late 1970s following a grant of planning permission (Ref OLD/1979/1263). It appears as a poorly related adjunct, of its time and unsympathetic to the form of the original property and wider terrace. In a similar vein, no: 37 has been altered to include a rough-cast rendered finish to its front elevation; a concrete rendered finish to its side elevation; replacement windows of mixed appearance; and an originally recessed balcony over the front door that has been infilled with a mismatched façade and window. Far from representing an isolated example, these alterations

appear typical of many other such unsympathetic changes to a majority of dwellings in the locality. The result has had a serious degradation to the original character and appearance of the area such that it now displays little in terms of quality or architectural harmony.



It is apparent that the area would originally have been largely homogenous but that much has significantly changed over time. The quality and consistency of its original architecture has been lost. Furthermore, although the uniformity of building lines has been retained along the 3 primary roads, the short connecting roads that run perpendicular to them are disparate and with a considerably more varied pattern of development that displays little consistency, either in terms of any original layout or as it has since been modified.



105 Boundary Road – before



2-storey side extension under construction

THE PROPOSAL

Use

The use will not change from single family dwellinghouse. The 2-bedroom ground floor maisonette will remain as such, with an improved internal layout and enhanced street elevations.

Amount

The amount of development is minimal. The addition of a pitched roof to match the main roof will be in keeping with the original and improve the character and appearance of the street.

The total internal floorspace would increase the existing 62 sqm by 24 sqm totaling 86 sqm, easily in excess of the 70 sqm requirement of NPPF standard for a 2-bed, 4-person unit.

Layout

Internally the dwelling will have two bedrooms, one en-suite, one bathroom, a living room, as well as a generous kitchen/dining space that would have direct access into the rear garden area. The converted garage / extended dwelling would be dual aspect with windows and openings to the front and rear, providing outlook, natural light and through ventilation to the living spaces.

Scale

The application proposal is a continuation of the terrace strengthened by the alignment of the fenestration, the echoing of the window proportions and decorative detail over. It would be seen to repeat the sequence and to follow the general pattern of adjoining development. The proposed pitched roof over the garage would respect and repeat the dual pitched roof over the main house and the gabled end of the property would enhance the elevation to Hawke Park Road. The scale is totally in keeping with the residential neighborhood.

Appearance

The proposed garage conversion, new roof and new elevations would be in proportion with and would follow the established pattern of the terrace along Sirdar Road. The window pattern and alignment would reflect the terrace insofar as any original rhythm to the terrace, on this score, remains.



The converted garage would be finished with a slate roof to match and red brick that would match the original building and which is still evident on its rear elevation. The original detail over the windows of the front elevation will be repeated over the new sash window to replace the garage door.

The opportunity has been taken to carefully design and improve the existing with attractive elevations that draw upon the influences of the surrounding architecture. The proposal would make an important and positive contribution to the visual qualities of the area.

Landscaping

The rear garden will be landscaped in the usual manner and to the clients' choice.

Access

Pedestrian access to the site would remain as currently exists. The off-street parking space would be retained. There will be improved access from the dwelling to the rear garden via generous bi-folding doors.

ANALYSIS AND CONCLUSIONS

The application proposal is an opportunity to improve a small-sized dwelling in a manner that will make a positive contribution to visual qualities of the area as well as to the occupier.

The dwelling would be designed to be of high quality and within a sustainable, residential location. It would respect and enhance the character and appearance of the area.