

D I S T R I C T

Non Material Amendment . Design and Access Statement
17 Hansler Road . East Dulwich . London . SE22 9DJ
September 2021

Introduction

This statement has been prepared to accompany our Non Material Amendment for the works at 17 Hansler Road, East Dulwich, London, SE22 9DJ, following applications 20/AP/0625 and 20/AP/3580. This application refers directly to application 20/AP/0625 consisting of the extension to the main house.

The application property is a mid-terraced property formed of two storeys of facing brick construction with a tiled roof, and timber framed sliding sash windows to the front and uPVC sliding sash windows to the rear. To the front elevation there is a bay window across two floors. It is not listed and does not sit in a Conservation Area. A copy of the most recent consented drawings have been included within the application submission for reference (application 20/AP/0625).

Proposal

This application seeks approval to replace one previously consented sash window with a casement window, replace an existing uPVC sash window with a new casement window, add one new window to the side elevation of the outrigger, previously consented former window infill changed from inset brick to flush brick detail at 17 Hansler Road. These works shall be in addition to those approved in the prior consents.

Window 1 . First Floor Rear Window to Outrigger. The window is changed from previously proposed sash window to be aluminium framed and powder coated and tilt and turn in function.

Window 2 . Main Building Rear Elevation, First Floor Bedroom Window. With the remainder of the windows becoming aluminium framed and powder coated the existing uPVC sash is to be replaced to match the new windows. The window opening is not to be enlarged.

Window 3 . Outrigger Flank Elevation. New window to be formed within the new bathroom. As this window is on the inside flank elevation the glazing is to be fixed and frosted. The window is to be aluminium framed and powder coated.

Former Window . Previously consented former window infill changed from inset brick to flush brick detail to ensure brickwork stitching (new to old) can be carried out.

Access

No amendments are proposed to the access of the building.

Conclusion

This application seeks approval for three minor amendments to a consented first floor window, an existing first floor window and a new proposed window within the rear outrigger at 17 Hansler Road. The rear building and outrigger window is to be amended to a tilt and turn aluminium framed powder coated window. The new inside flank elevation window is also to be aluminium framed and powder coated and to be finished with frosted glazing and fixed.