

DESIGN AND ACCESS STATEMENT

KINGSWOOD, ANTRIM ROAD, LONDON NW3 4XN.

Proposal:

The proposal is to build an 'infill' Ground Floor single storey rear extension to align with that of the adjoining property, Epworth, Antrim Road, which was granted planning permission in 2014 (Ref. 2014/7491/T). The extension will enlarge and unify the kitchen/dining area. The existing sloping glazed roof is to be replaced with a flat roof with a rooflight. Two existing kitchen windows in the side elevation are to be bricked up together with the side window in existing bedroom 4 which is to become a bathroom. The existing 4-casement First Floor rear window in bedroom 1 is to be replaced with a 3-casement window to match the style of the Second Floor rear window. The remaining windows have double glazed UPVC casements which are to be replaced with double glazed timber casements with glazing bars to match the original windows.

Assessment:

Kingswood, Antrim Road is a semi-detached single family dwellinghouse built around 1900 in the Arts & Craft style located in the Belsize Park Conservation Area (Sub Area 5 – Primrose Gardens/Antrim Road). It is a two-storey property plus roof with a large feature front dormer window. It is part of a pair of semi-detached houses constructed from London stock bricks with red brick feature arched lintels and reveals together with areas of white render. The doors and windows have white painted timber frames with replacement double glazed UPVC casements. The main roof and dormer cheeks are clad in dark grey slates. The gutters and exposed pipework are black metal and UPVC.

Scale:

The proposal for the single storey rear extension is minimal, is proportionate to the scale of the property and the garden and is subservient to the existing building. The extension measures 4.83m wide x 0.69m deep. The height will match that of the adjoining extension at Epworth.

Design:

The infill extension with raised parapet wall will rationalise the rear elevation and improve the overall appearance. The new construction will be of brickwork to match the existing rear elevation with powder coated double-glazed aluminium doors and windows with soldier courses over.

The proposed extension has been designed to be proportionate and subservient to the main house. It will not have any negative impact on the Conservation Area, existing amenities, and neighbouring properties.

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Design/cont....

The replacement windows will be double glazed timber casements with glazing bars to match the style and pattern of the original windows. This will improve the appearance of the property which has been diminished by the existing UPVC casements.

Access:

Access to the existing house is unchanged.

Flood Risk:

The property is in Flood Zone 1 and the site covers less than 1 hectare, being approx. 330 m2. Surface water drainage will be into the existing drainage system as per the main house.

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KINGSWOOD, ANTRIM ROAD - PHOTOGRAPHS



Front Elevation



Front Elevation with Epworth on RH side



Rear Elevation



Rear Elevation with Epworth extension on LH side



Side passage