EXTENSION & REMODELLING

DESIGN & ACCESS STATEMENT

REV00, JANUARY 2024

27 Willes Road,
Kentish Town,
London NW5 3DT

Bankhead
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NOTE

This document acts as a reference point for the design strategy and project metrics and is to be read in conjunction with the drawing package and other supporting information.

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1. INTRODUCTION

This Design & Access Statement is for the reconfiguration and extension of 27 Willes Road, a mid-Victorian dwelling set within the Inkerman Conservation Area of Kentish Town. The original property was semi-detached, being at one end of a small terrace of three houses, and was organised over two main floor levels with a 'London Valley' butterfly roof. As with many houses on the street, a second floor extension had been added, as well as build-outs to the side and rear.

Prior to our client's ownership, the property had been arranged as a main house with a self-contained studio flat to the rear, accessed independently via a side passage. The application includes for the following main elements:

- Change of Use, from two units back to a single dwelling house.
- Removal of the non-original build-out at the rear of the property.
- Construction of a new rear extension including the 'side return' area. This will be re-proportioned over two floor levels to allow a consolidated main garden, with reduced mass and roof terrace area.
- Forming a screened enclosure for an air-source heat pump, located on the roof of the side passage area.
- Extending the existing structure at second floor level to the front, set well back from the main elevation and bringing N°27 in line with the adjoining properties.
- Extending the existing solar panel array on the main roof, taking advantage of the additional area provided by second floor extension.

The proposals are for a comprehensive upgrade of the original Victorian fabric, respecting the form and detail of the main house whilst providing flexible, thermally efficient accommodation to suit a young family. The rear extension will provide bright, open plan living and home-working spaces that seamlessly plug into the cellular floor plan of the original house. In doing so, the massing will be amended to create better openness, with the rear garden increased and the build-out projection reduced at ground floor level. At first floor level there will be a reduction in mass towards N°29, with an improved aesthetic / visual amenity from the current 'ad-hoc' structures.

fig. 1: Street view of 27 Willes Road and immediately adjacent properties.
fig.2 & 3: Access to the self-contained studio dwelling within side passageway extension.


fig. 1


fig. 2


fig. 3

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2. PROCESS

The submitted proposal follows a careful process of briefing, option appraisal and design development. Strategies to retain the existing rear build-out were considered, but these raised various issues:

- The existing rear garden is comparatively small (fig.6), with a tunnel-like side return space running back to the main house. (fig.4, 5 & 7)
- The roof terrace accessed from the study / bedroom is extensive, and creates potential overlooking issues with neighbouring properties. (fig.8, 9 &11)
- The rear build-out is demonstrably not original to the building (fig.10), being formed in cavity brickwork with a generally poor quality overall fabric and low levels of insulation. The study / bedroom on the first floor is also prone to overheating
- The clients are keen gardeners, and the first floor terrace being dislocated from the rear garden is not practical for general maintenance activities.
- Adapting the existing build-out to provide the desired proportions of the garden, floor and ceiling levels, with good natural light and high levels of thermal efficiency and airtightness would be complex. This would consequently result in a higher carbon footprint and potentially more lengthy disruption to neighbours.


fig. 4


fig. 5


fig. 6


fig. 7

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PROCESS ctd.

Having explored options for adapting the rear built-out, it was decided that removing the later additions and forming a replacement two-storey extension was the best approach. This allows for a better proportioned structure that is generally less impactful in terms of projection and mass, and is more discrete in terms of overlooking.

As a new-build element, the building fabric will be well insulated and airtight to aid the overall thermal efficiency of the house. An air source heat pump will be the primary means of heating, located within a timber slatted enclosure on the current side passage roof area (fig.3). The current solar panel array on the main roof will be extended, taking advantage of the increased area proposed at second floor level.


fig. 08


fig. 09

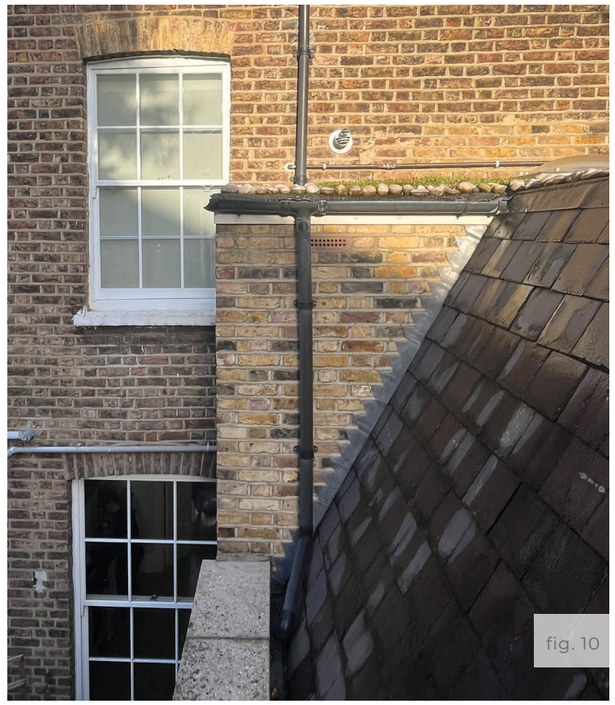


fig. 10


fig. 11


fig. 12

3. USE

The existing property is organised as a main house with a self-contained studio flat at ground floor level in the rear build-out. The proposed use is to combine these elements back into a single dwelling-house, with four bedrooms and two bathrooms.

4. AMOUNT

The current rear build-out occupies 44m^2 GIA on two floors. The new proposal is for 55m^2, representing an uplift of 11m^2 (22%).

At the second floor level, the proposed front extension adds 5m^2.

5. LAYOUT

To facilitate the proposed usage, the second floor will be reorganised from its current open-plan layout to provide two children's bedrooms. These will be extended to bring the front elevation and terrace in line with the neighbouring houses (fig.12).

On the first floor at the rear, a better proportioned study / guest bedroom will be provided. This will be orientated towards the rear garden with access to a small balcony, greatly reducing the current overlooking of N°29 from the large roof terrace.

The original inter-connected reception rooms will be maintained at ground floor level, with the kitchen removed from the rear one. At the rear will be a new, open-plan space incorporating the kitchen and dining areas, with a glazed roof and extensive glass doors to the garden. This is planned as a flexible family space that is filled with natural light and views of greenery, as well as being well ventilated.

The side passage, currently used to access the studio apartment, will be reconfigured to provide a cloakroom, store, plant room and WC, with the front entrance door blocked off.

6. SCALE

The proposed ground floor extension fills-in the side-return towards N°29, with a reduced projection towards the rear garden by 1.3m. In the new kitchen / dining space the finished floor is dropped by 150mm from the existing level, with the ceiling height in the kitchen area being 2.6m.

At first floor level the proposed extension ceiling height is 2.4m, resulting in the roof and parapet being raised by 200mm.

The second floor extension is a modest continuation of the current volume, maintaining the existing ceiling and roof levels. The added projection towards the front is 1.5m.

7. LANDSCAPE

The consolidated rear garden will be landscaped and extensively planted to create an enjoyable and attractive space, including permeable features to assist with SuDS provision. Maximising this amenity has been a key aspect of the design process.

The study / bedroom to the rear will have a sedum roof, giving an attractive outlook from the upper rooms of adjoining houses, and helping to delay rainwater runoff.
The new balcony and adjacent ledge area, provide an opportunity for non-permanent planting that will assist the general 'softening' of the rear appearance.

At second floor level, the roof terrace will be reduced slightly and finished with a timber decking. This North-East facing terrace is sheltered from the prevailing wind, providing a valuable area for shade-tolerant potted plants.

8. APPEARANCE

The rear extension is proposed as a well-proportioned structure finished in natural brick, of similar tone to the current ‘London Stock’. It may also be possible to reuse the existing bricks, subject to their condition

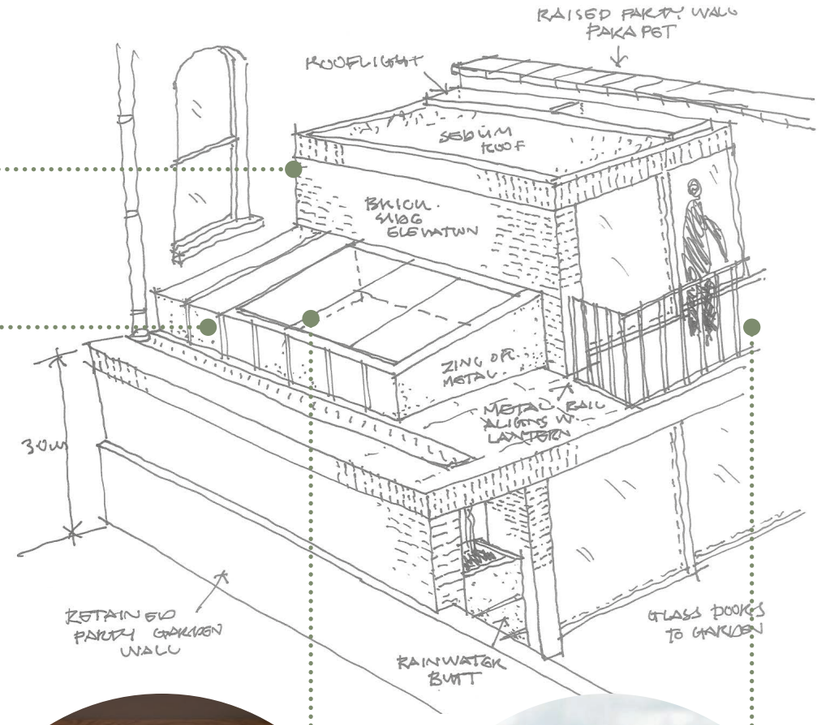
Glazed elements will be contemporary metal-framed units, with minimal sections to maximise daylighting and views out. At ground floor level, the extensive South West facing glazing will be set well back within a deep brick reveal, providing suitable solar shading in the peak Summer months. Likewise, the main glazed roof section over the rear living space, whilst large, will be effectively shaded by the study / bedroom volume from the main Southerly sun angles.

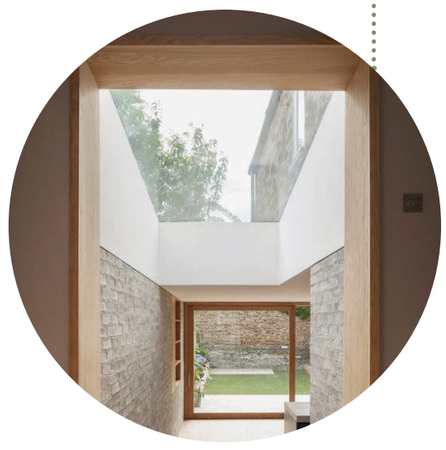
The first floor balcony will be enclosed by a simple metal handrail, with regular flat bar uprights. The stepped party wall to N°25 will be raised in render finish to match the existing condition. Downpipes for soil and rainwater will be rationalised where possible, in a black painted metal finish.

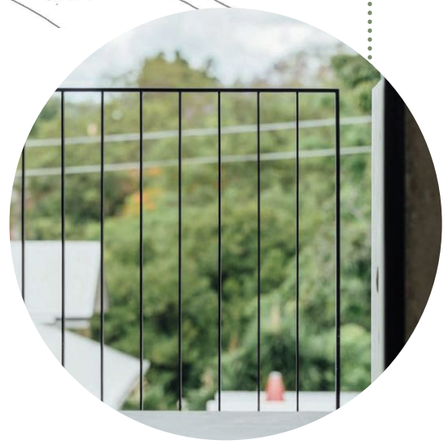
The infill to the secondary front door will be in close-boarded timber, and the enclosure to the air source heat pump will be in a slatted timber of matching finish.

At second floor level, the front facing extension will be trimmed in a zinc standing seam finish, as used elsewhere along Willes Road, with metal framed window units. Where the flank elevation is extended, this will be in matching London Stock bricks, which will be left exposed on the external face and rendered on the terrace-facing aspect.

The material choices are intended to be subtle and harmonious with the existing building fabric, and with other properties in the street.







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9. ACCESS

The existing conditions for access will be maintained and improved where possible, within the constraints of a period property. A larger toilet will be provided at ground floor level, and the main extension will be accessed via steps down (as currently,), but thereafter the space is a generous open-plan, with level thresholds leading to the garden.

In terms of Lifetime Homes, should the need arise, the front reception room could become a discrete bedroom, with the adjacent cloakroom and store adapted to form an accessible shower.