

21 Solent Road, NW6 1TP

Design & Access Statement

February 2024

ROWLANDS ARCHITECTURE



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1 Summary

This design and access statement supports a Full Planning Application for 21 Solent Road, NW6 1TP and should be read in conjunction with the attached application forms and drawings.

The proposals are to the first floor flat and comprise a loft conversion and extension; alterations to the door, windows and rooflights to the outrigger on the first floor; and alterations to the existing walkway and stair which provides access to the garden.

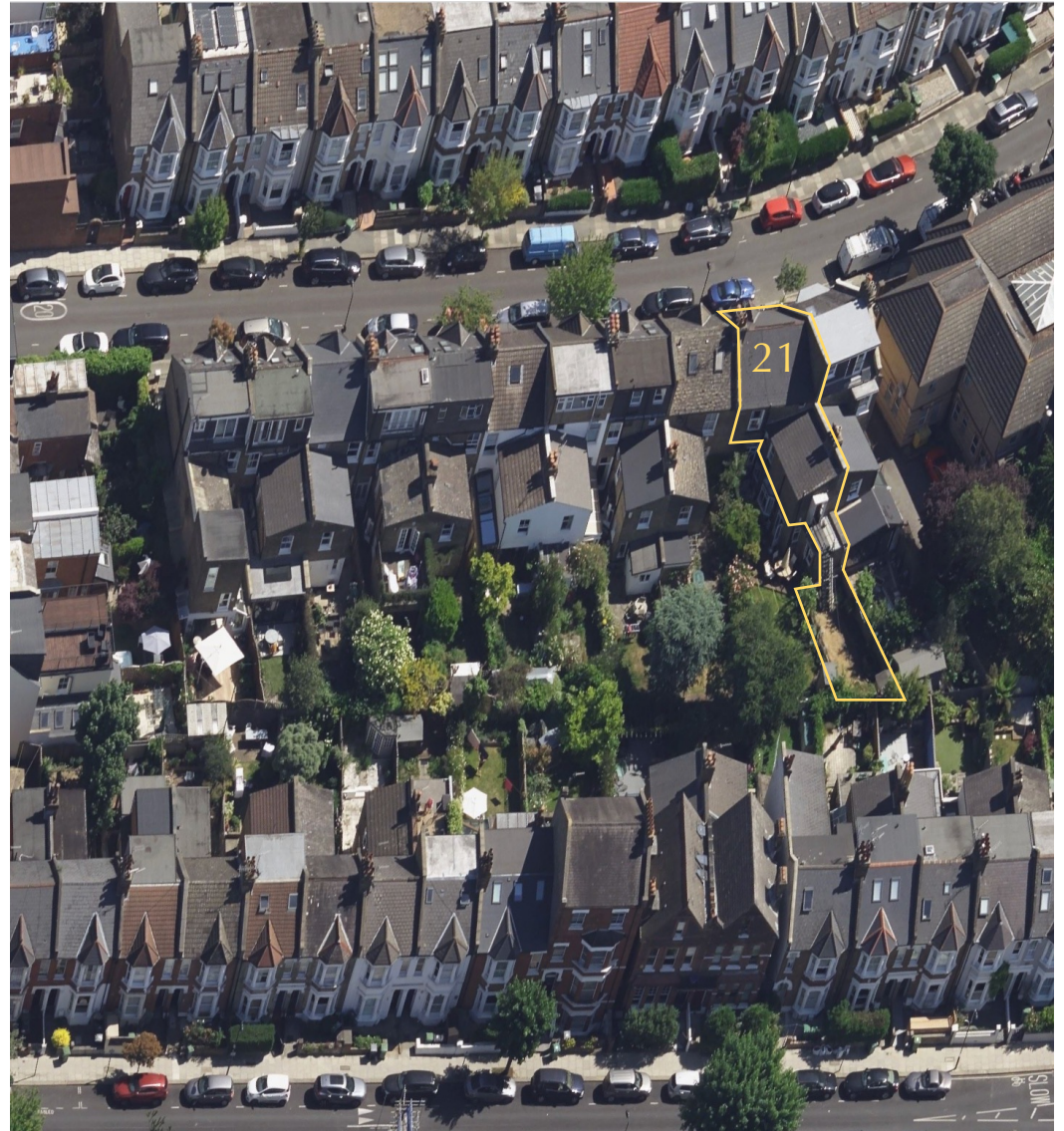
The proposed roof alterations are consistent with existing dormer extensions in the area. The proposed alterations to garden access will be both fit for purpose and improve the visual amenity.



2 Site location and character

21 Solent Road is situated in West Hampstead south of Mill Lane. Aside from the nearby West Hampstead Medical Centre, the street is typified by 2-storey terraced Edwardian houses.

Full width dormer roof extensions have been added to many of the houses both on Solent Road, and on Sumatra Road whose gardens back on to the site.



3 Design Strategy

The roof extension is designed in keeping with those on adjacent houses. The extension will be of high quality, and contextually appropriate materials - wood windows, reclaimed brick walls and slate roofs.

The existing access from the first floor flat to the garden is of extremely poor quality; is an eye sore for surrounding houses and gardens; and is not fit for purpose as the balustrades and steep steps are unsafe.

The proposed access sits more comfortably in its context. The walkway which currently sits incongruously above the existing roof is removed and the balustrade forms part of the architecture of the extension below it. The stair leading to the garden is of a more appropriate pitch.



4 Access

Access to the first floor flat from the street is unaltered by proposals.

Access to the rear garden is improved significantly. Access is through a common part of the flat; via a larger set of doors, onto a more generous flat roof with safe balustrading around its perimeter; and via a more gradual stair to garden level.

