

Design and Access Statement

Location: Wood House, 2 Mill Lane, London, NW6 1NS

Proposal: The proposal comprises the erection of a single-storey roof extension to form a second storey to the existing dwellinghouse.

Introduction:

The property is a two-storey single dwellinghouse located on the south side of Mill Lane, east of the junction with Fordwych Road. The site is not statutorily or locally listed, nor is it located within a conservation area. The existing building is of modern, 21st century construction and features a square footprint, simple fenestration, and a white render facade. A central stair core leads to a rooftop terrace, which is bounded by partial-height walls and obscure glazed privacy windows to three elevations.

Planning History

2007/2563/P – Erection of a three-storey plus basement dwellinghouse with terrace at roof level.
Refused 19/07/2007

2008/4100/P – Erection of new dwellinghouse comprising of basement, ground, first floors and roof terrace on land adjacent to 2 Mill Lane. Granted 13/11/2008.

Design and Layout

The proposals comprise a roof extension to create a second storey, which would provide the dwelling with an additional two bedrooms in lieu of the existing roof terrace.

There is already an existing bulk located at roof level in the form of the roof terrace boundary walls and timber pagoda. The boundary walls would be raised by between 885mm and 860mm above the existing height, which is considered minor in scale and would be similar in height to neighbouring buildings.

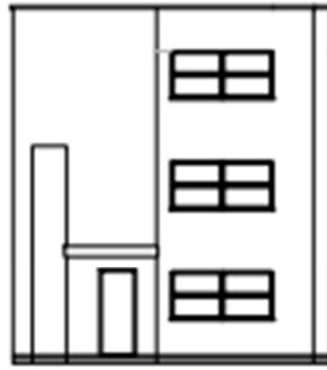
The existing windows on the front, rear, and side (south) elevations would be replaced with windows of a matching size and style as existing, and the wooden trellis on the north side elevation would be replaced with a fully rendered wall. The extension would be finished with matching white render, in order to fully incorporate the old and new elements of the dwelling into a cohesive design.

EXISTING ELEVATIONS

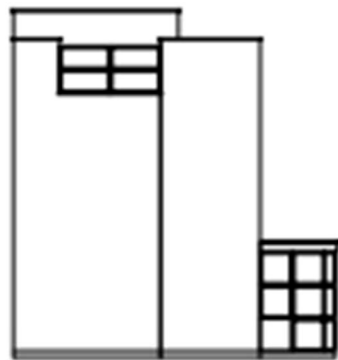
PROPOSED ELEVATIONS



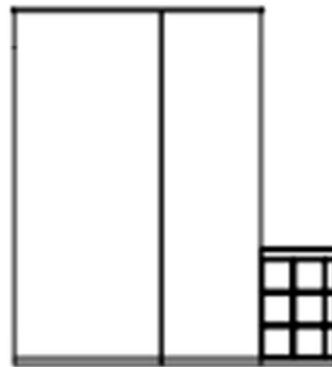
EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION



EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION



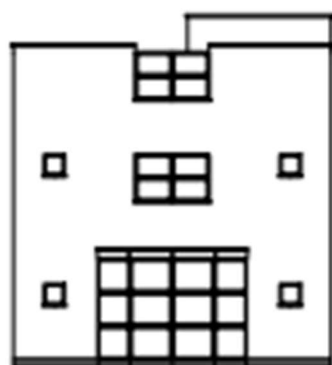
No 2
Adjoining property

EXISTING SIDE ELEVATION

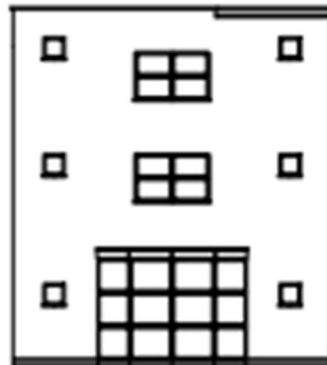


No 2
Adjoining property

PROPOSED SIDE ELEVATION



EXISTING ELEVATION



PROPOSED ELEVATION

Conclusion

The main objective of the proposal is to utilize the accommodation efficiently. The proposal provides the opportunity to upgrade the property. Also, this proposal enhances the general environment of the local area and providing modern and comfortable living standard of accommodation.

According to the pre plan application positive report, we would like to submit this application.