

Design and Access Statement

Tasker Lodge

Tasker Road

London NW3 2YB

Planning Application 2024/2410/P

Description of the existing property or site

Tasker Lodge is a two storey stuccoed building dating back to c.1890 when it is believed it was added as perhaps function rooms and/or maybe staff quarters to the adjoining 36 Upper Park Road (which itself dates back to c.1860)

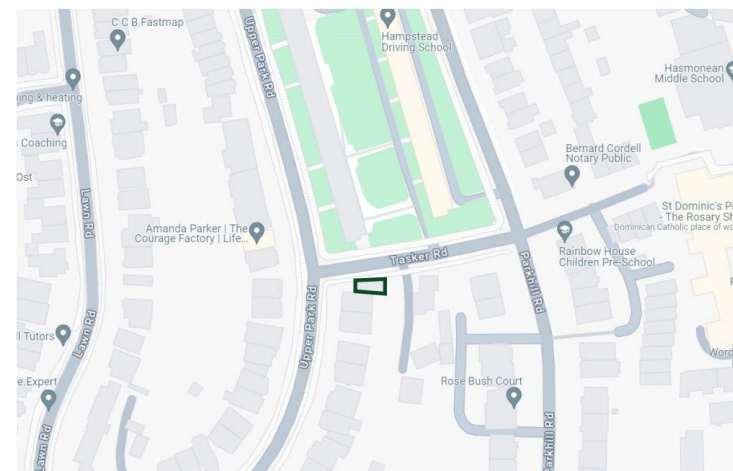
Situated at the top of Tasker Road's southern side, Tasker Lodge's frontage faces north with a small walled garden to its east (left elevation as you look at the building) with double gates onto Tasker Road and a secondary smaller gate on to the access lane behind (between the property boundary and number 6 Tasker Road). The access lane leads to two further houses.

The access to the house will not be changed or altered through the proposed works to the house.

Believed to have once been just two large rooms occupying the ground and first floor respectively, the property was converted into the three bedroom house that it is today in, it is estimated, the late 1950s or early 1960s, with a small kitchen carved out of the south east corner of the ground floor room.

The house retains few of its original features (cornicing, ceiling roses, fireplaces, have all been removed). The front door and wooden sash windows would appear to be original and we intend to restore or replace with similar. The existing staircase is not original and is in poor condition.

Little work has been carried out on the property since the 1970s as a result of which the house is in a state of disrepair and in need of modernisation.



Explanation of the design principles and concepts behind the proposed development

The proposal is to carry out renovations to the property and its internal layout, including electrics, plumbing, re-rendering, new double-glazed sash windows (to improve energy efficiency), roofing and guttering (to match existing).

The ground floor room will be opened back up to its original scale to provide a large living room/dining area, while the kitchen will move into a small side extension (3m wide x 4m long x 3.4m high) to the east side of the house.

The proposal includes a small dormer extension be added across the southern section of the roof, not visible from the street, in order to provide a small home office (along with easier access to the remainder of the attic which will house essential utilities).

The courtyard garden will be landscaped and beautifully planted. The desire is to return the property to its former glory with the small side extension being subordinate to the main house. The new extension is imperceptible from either Tasker Road or Upper Park Road with no impact to neighbouring properties and gardens.

While invisible to neighbouring properties and from the street, the extension will be clad in blackened timber to create a contemporary and complementing contrast to the renovated stucco. The external wall to the extension on Tasker Road will be built up in London Stock Brick to match the existing (greenery will be encouraged to reestablish itself on the heightened wall to match existing conditions).

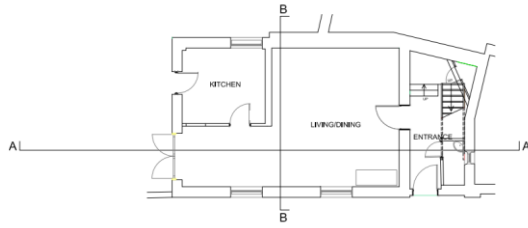
The proposal includes two sets of French doors opening onto the courtyard garden. The proposed dormer roof and repairs to the existing roof will use existing and matching slate tiles.

In the hallway the staircase will be replaced with something more in keeping with the period of the building.

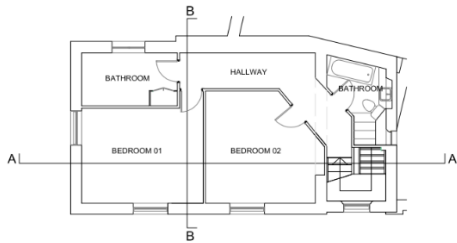


Square Metreage

Current (gross internal floor area) - c.120 sqm

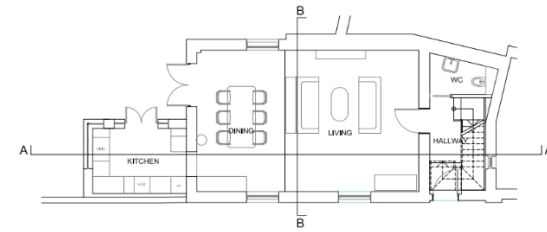


4.GROUND FLOOR PLAN 1:100

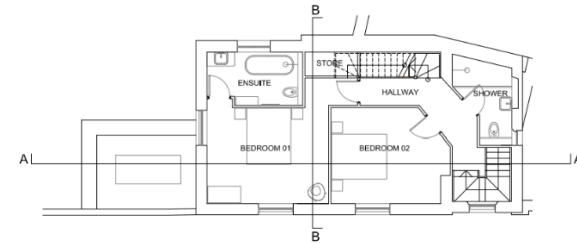


5.FIRST FLOOR PLAN 1:100

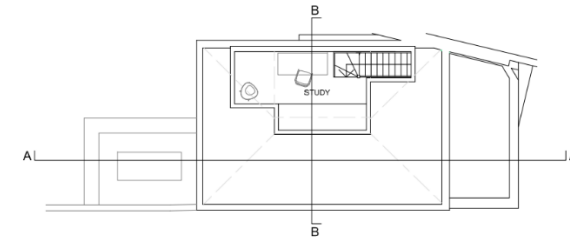
Proposed (gross internal floor area) - c.144 sqm
(of which c.12 sqm is loft office, not adding to total footprint)



4.GROUND FLOOR PLAN 1:100



5.FIRST FLOOR PLAN 1:100



6.LOFT PLAN 1:100

NB. Not to scale. Please refer to scale plans in full application