

D E S I G N & A C C E S S S T A T E M E N T

31 Spencer Rise, Dartmouth Park NW5 1AR

Character of Site and Surrounding Area:

The site is in a conservation area street of terrace houses built in the same period. Local schools, shopping facilities, health & social care centre and a community centre are in near locations, and leisure and sport facilities are in walking distance in Hampstead Heath.

The Property:

The property is a family house with living, dining, kitchen in the lower ground floor. The entry is on the ground floor with the master bedroom in the front and the bathroom in the rear. The rear door leads to a long garden. On the first floor are 2 further bedrooms, and a fourth bedroom above in the loft. The property is very dilapidated and with narrow steep stairs, and the layout is very unsatisfactory with only 1 bathroom, and the living areas in a basement type location. A total strip out will be required with new plumbing & wiring, and new windows and stair locations.

The aim is on the ground floor to create a large open plan space for the family combining kitchen/dining/living flowing into the proposed rear extension and garden. The lower ground floor will be for utility and home studio/guest room with shower/wc. The new bathroom will be on 1st floor serving the front master bedroom, and a new children bedroom will be provided in the proposed rear extension. The loft bedroom will have a shower/wc added, and the dormer will be enlarged to similar size as the dormers in the properties on either side,

Design Principles:

The ground and first floor rear extensions will follow a similar pattern as developed in most other properties all along this terrace with the ground floor slightly extended. The extended ground floor new rear roof will have some skylights over the kitchen.

The first-floor rear extension will have a lower ceiling and a flat roof to keep the side wall towards the neighbour as low as possible, and below the existing gutter line. The proposed enlarged dormer on 2nd floor will be detailed to match the existing dormers in this group of terraces. All the external walls in the rear will have brick painted white to match the same look as existing at no. 29 and 27.

Wider windows will be introduced at the lower ground and ground floor street elevation to improve on the inadequate daylight into these deep spaces. The existing very small living room window on the ground floor will be widened by extending the side on the left to line up with the 1st floor window to match this alignment as seen on no.29 next door, and the lower ground floor window will line up with the same width. Further, this lower area will also be rendered and painted white to match the same treatment at no.29.

All the existing and new windows will be fitted with timber sash windows with slim division bars to match the style along the road. All frames will be painted white to match existing.

