

Design and Access Statement

Project Overview

- Project Address: 14 Solent Rd, London, NW6 1TU
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Project Summary

New outrigger extension at the second-floor level with alterations to internal staircase of a mid-terrace Victorian property.

The following drawings form part of this submission:

Drawing No.	Title
1759-AD-1000	Site and Location Plan
1759-AD-1001	Existing Floor Plans
1759-AD-1002	Proposed Floor Plans
1759-AD-2000	Existing Section AA and BB
1759-AD-2001	Proposed Section AA and BB
1759-AD-3000	Existing Elevation (including photo montage of street frontage and rear view)
1759-AD-3001	Proposed Elevation (including 3D views of front and rear)
1759-AD-0001	3D Renders

Planning Context

No. 14 Solent Road is neither listed nor located within a conservation area.

Solent Road is typically fronted by 2/3-storey pitched roofed Victorian terraces with decorative bay windows, arched entrances and small front gardens leading off the pavement. Roof conversions are also commonplace, with numerous examples of new rooflights, rear dormer structures and outrigger extensions in close proximity.

Design

Use:

The proposed works for a new living space at the second floor is intended to be a fully flexible and adaptable space for a range of uses over time which include bedroom, playroom and home office for the present owners.

Local Context and Character:

The proposed outrigger extension follows the context, form, scale, and proportions of the existing neighbouring buildings. The second storey of the neighbouring number 12 house lines up with the front edge of the proposed outrigger which in addition respects the width and length of the existing ground and first floor below. As for the form of the outrigger extensions it is likewise pitched as number 12. Refer to drawing 1759-AD-1001 (Proposed 3D views).

Layout:

The outrigger extension will provide improved and better-connected living spaces as well as room for utilities and storage.

The stair to the second floor is altered to provide direct level access to the new outrigger space where the additional room is proposed.

Overlooking:

New windows within the outrigger are to face the rear garden. There are no windows on the elevation facing the neighbours. A good natural light is achieved by means of a roof dormer window, the sill of which is above 1.8 meters.

Appearance and Materiality:

In accordance with durable construction desirability all external wall materials will be brick work to match existing and new roof tiles to match neighbouring roof tiles. All new windows and doors will be timber framed with double glazing. Refer drawings 1759-AD-2001 and 1759-AD-3001 (Sections and Elevations).

Sustainability:

Where possible the existing structure and internal elements will be retained. The new construction will meet or exceed current building regulations. These works will be a significant improvement over the property's current thermal performance standards and improve comfort levels.

Access:

This will remain unchanged and there will be no impact on the street frontage.

Amenity Space:

There will be no loss of outdoor amenities nor any reduction of the garden.

Summary

The new extension will significantly enhance and improve the living conditions of the owners.

The proposed changes respect the existing house whilst ensuring that its habitation is fit-for-purpose and safeguarded for the future. The new additions will be of high quality, follow similar forms of development to surrounding properties and remain subordinate to the host property.