

INTRODUCTION

This Design and Access Statement has been prepared in support of a planning application for a single-storey front infill extension with a projecting canopy at 36A Arkwright Road, London NW3 6BH. The proposal seeks to improve the functionality and aesthetic of the entrance area while ensuring that the design remains sensitive to the architectural character of the existing dwelling and the surrounding conservation area.

The proposed scheme has been carefully developed to ensure minimal impact on the streetscape and a seamless integration with the existing built fabric. Given that the site is located within the Redington and Froggnal Conservation Area, the design approach has been guided by local conservation policies to preserve and enhance the area's historic integrity.

The proposal seeks to retain the architectural coherence of the building and its setting while making a subtle but meaningful improvement to the entrance experience. By using high-quality materials, maintaining proportionality, and ensuring design consistency with the wider area, the proposal has been designed to both complement the host building and respect its conservation area context.

SITE CONTEXT

LOCATION AND EXISTING USE

The site is currently an end of terrace residential dwelling (C3). The property forms part of a cohesive row of five identical low-rise modernist dwellings, built in the mid-to-late 20th century. These houses share a uniform façade treatment, featuring a rectilinear design with minimal ornamentation. Set back from Arkwright Road and completely screened by mature trees, the terrace is visually discreet within the streetscape. The properties are elevated, reinforcing a sense of privacy and further minimising their presence from the public realm, thereby having no visual impact on the streetscape. To the rear the building is angled asymmetrically and backs onto a private garden with a larger communal garden beyond.

PROPOSED SCHEME

The proposal looks to partially infill the recess to the front to provide a more comfortable entrance into the home, along with a w/c, utility cupboard and storage. The roof of the extension would also be used as a terrace to provide additional outdoor space for the home. Given the house's construction, positioning, and surrounding context, the proposal does not introduce any new overlooking or privacy concerns. Furthermore, a window on the front elevation will be converted into a sliding door to provide access to the terrace. This would not be visible from the public footpath around the property and therefore having no impact to the street scene.

LAYOUT

The proposed front infill extension has been carefully positioned to ensure it maintains the stepped building line, respecting the existing architectural rhythm of the terrace. The design strategy ensures that the extension remains visually subordinate, reinforcing the terrace's consistent façade articulation. The extension will not be visible to anyone passing by on Arkwright Road nor to the neighbours, being an end-of-terrace house.

MATERIALS

The proposed materials have been carefully selected to integrate seamlessly with the existing building. The brickwork will match the original façade, ensuring visual continuity with the terrace. The frameless glass balustrade provides an unobtrusive edge to the roof terrace, maintaining the minimalist aesthetic of the building. A slimline glass canopy has been proposed for the entrance, aligning with the modernist character of the terrace while offering practical weather protection.

ACCESS

The property is currently accessed via the front door over a stepped threshold. The proposed scheme will not materially change the access into the site.