

# Westall Walker Associates

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## **DESIGN & ACCESS STATEMENT**

PROPOSED SIDE & REAR EXTENSION & FIRST FLOOR INFILL EXTENSION

10 WOODSOME ROAD, LONDON, NW5

### **Description**

No. 10 Woodsome Road is an end of terrace property in a Conservation Area in London that is largely late Victorian or Edwardian in nature. The property is a single domestic residence. The intention of the proposed alterations is to give the family a larger kitchen/ dining area and make best use of the space available by moving the existing WC to a new location closer to the front of the building. Also proposed is a first floor infill extension over an existing ground floor WC area that will be used to provide additional storage accessed from the rear first floor bedroom. Interior alterations are proposed for the 2<sup>nd</sup> floor that include the addition of conservation roof lights. The alterations are to make full use of all available space within the envelope of the existing building. The intended works will be sympathetic to the existing building and will have no significant visual impact on the building or the street scene (as demonstrated by the sketches included in this statement).

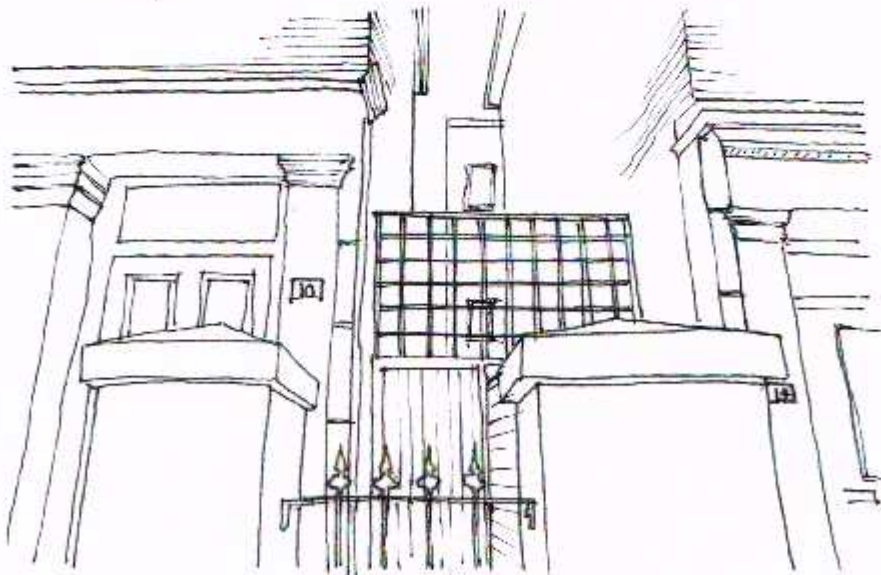
### **The Proposal**

The kitchen/dining area on the ground floor is obstructed by the large column and wall section between the french doors on the rear wall. The proposal is to remove this section completely and provide a almost full width glazed screen across the rear wall. Moving the rear wall out by 1.8m will allow a full size family dining table to be located in the centre of the room without interfering with the circulation space. It should be noted that currently both adjacent properties extend further into the garden at ground floor level than 10 Woodsome Road.

The proposed first floor side wing to the existing rear extension was previously proposed on the application (ref: 2012/5319/P) which was refused on 13 December 2012. This is now proposed with a revised and lower profile. To illustrate the impact there are four sketches attached below of the existing and proposed. One view is taken from the footpath in front of No.10 and the other from the opposite side of the road. Both viewpoints illustrate a pedestrian's vision directed between No.10 & No.14 Woodsome Road. They show that the proposed first floor infill is inconsequential in terms of blocking the field of vision between the houses.



Street Scene - Far Pavement  
Existing



Street Scene - Near Pavement  
Existing

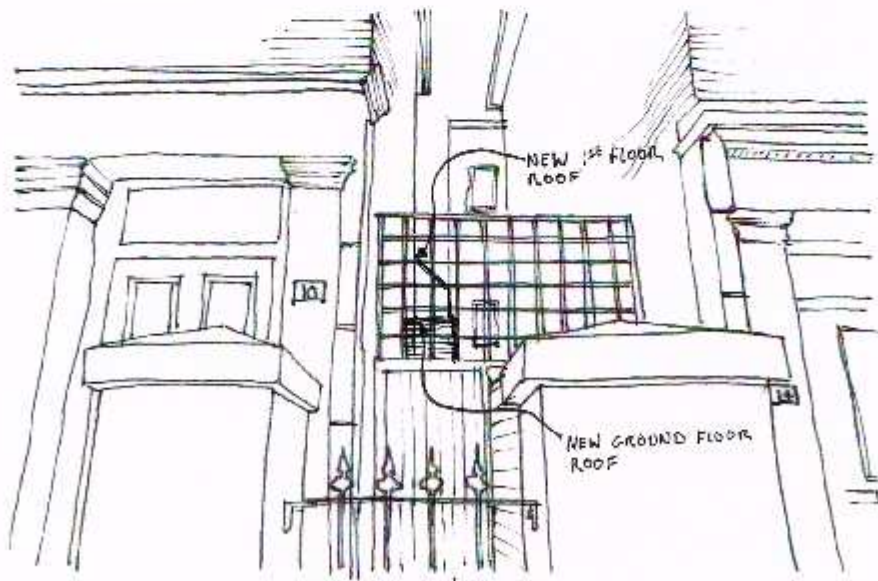


No. 10

No. 14

Street Scene - Far Pavement

Proposed



NEW 1<sup>st</sup> FLOOR  
ROOF

NEW GROUND FLOOR  
ROOF

Street Scene - Near Pavement

Proposed

It is proposed to extend the ground floor side infill towards the front of the house. This will then place the cloakroom in a location where it can be accessed from the Entrance Hall. The side of the building is currently a dead end situation with no functional use. On the neighbouring side of the boundary wall in this location there is a walkway to a doorway in the side extension. The proposal would be to increase the height of the boundary wall by about 1200mm in matching brickwork for the length of the cloakroom. A flat roof with a roof light is proposed for the cloakroom. From the street there is no visual impact due to the existing gate and fence. Referring to the sketches again only the top section of the proposed ground floor side extension is visible from the adjacent footpath. From the opposite side of the street the view is obscured by the fencing.

The second floor refurbishment works will require the side elevation landing window to be moved by perhaps 500mm towards the rear of the house. Roof lights are required to give natural daylight to the bathroom and the proposed mezzanine floor over the front bedroom.

The images below are photos of the property taken recently. Each image is the view from eye level from both the near and far pavements.





### **Area**

No. 10 Woodsome Road sits on a site that is 155m square. The proposed additional area to the ground floor rear is approximately 9.0m square of floor space. The additional cloakroom shown on the side of the property will provide an additional 2.7m square of floor area. The additional first floor side area is approximately 3.5m square.

### **Layout**

The proposed layout to the ground floor rear extension is very simply intended to create a large almost square kitchen/ living area. The garden will be lowered to create a level garden/ patio area that will also be flush with the internal kitchen/ living space. The rear doors will retract fully and create an indoor/ outdoor living area. The new WC will be accessed off the entrance hallway and will provide a cloakroom facility for the ground floor. This small addition of space will transform the amenity of the ground floor. The first floor side infill will form a cupboard/ wardrobe space.

### **Scale**

The proposed single story rear extension does not have any significant impact on either of the neighbours. The proposed rear extension will be set further forward than either of the two adjacent properties but only by 300mm to one side and 600mm to the other. The infill to the 1<sup>st</sup> floor will be an

additional single story with a low roof line. This will still be subordinate in comparison to the existing neighbouring three story side extension. The small ground floor WC will be single story with a flat roof and will be mostly concealed behind the existing front access gate. The length of the proposed WC has also been kept to a minimum to ensure that it is barely visible from Woodsome road. The previous photos are views taken from both the near pavement and the far pavement at eye level and they clearly demonstrate that there is no significant visual impact.

### **Landscaping**

It is intended to slightly reduce the garden levels to the rear of the garden and form a new patio over most of the garden. This patio will have a finished level that is flush with the kitchen finished floor level. This will create a greater sense of space and enhance the living environment for the occupants of the property.

### **Appearance**

The intended appearance of the property is to be in keeping with the existing area and the existing building. All changes that may be visible from the front of the building will be formed in Brickwork to match existing. All new roof lights on the front or side elevation will be conservation roof lights. The rear extension will be rendered with a coping added to the top of the extension walls.

### **Use**

The existing use is residential in regards the use classes and this use will not change. All additional space created is for the sole use of this property.

### **Access**

The current building has adequate access. Access will be retained as existing.

### **Design**

The rear extension will not be visible from the street. It has been designed to create additional function area for the applicant whilst ensuring any affect on the neighbours is minimal.

The side extension with the new WC has been designed to emulate the existing building lines seen from Woodsome Road. It has been designed to be very low in height so as to have as little mass as possible as viewed from the front elevation.

The conservation roof lights proposed to the front & side elevation are intended to provide additional light to the upper floor of the property whilst remaining small and un-noticed from the street. We would note that this is a feature common to many other properties in the area.

### **Design options**

There are design options to the ground floor side extension which can also be considered should this be deemed necessary.