

Brod Wight

ARCHITECTS

20a Southampton Road, London NW5 4JR

PLANNING AND DESIGN AND ACCESS STATEMENT
Proposed New Porch

25st June 2013
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Ref 20A-DandA

Planning History

Application Ref: 2006/1200/P- Registered 14-03-2006 - Flat 3 Replacement of rear window at first floor level with French doors and erection of metal railings over existing flat roof to form terrace to first floor flat.. **Granted: Not relevant to this application.**

Application Ref: 8602067 - Registered 30-10-1986 - Basement Flat 20A - Addition of a kitchen extension at basement level and installation of new window as shown in drawing number 1: **Granted**

Application Ref: F9/20/A/14589/R – Registered 12-09-1972- Erection of extensions at the side and on the roof of 20 Southampton Road, N.W.5. and conversion of the premises into three flats and one maisonette: **Granted, Conditional.**

Application Ref: F9/20/A/25951 - Registered 24-01-1978 - Renewal of the planning permission granted by letter dated 2nd February 1973 for the erection of extensions at the side and on the roof and conversion of the premises into 3 flats and a maisonette: **Granted, Conditional.**

Application Ref: F9/20/A/30536- Registered 19-05-1980 - The retention of French doors at third floor level and a bathroom window at second floor level and the provision of a balcony at the side, at second floor level: **Granted, Conditional.**

Application Ref: F9/20/A/35662- Registered 24-01-1983 - The erection of a conservatory at the rear: **Granted, Conditional.**

Continued



Photo looking South



Photo looking North

Design Proposals

20 Southampton Road consists of 4 flats on 4 floors, with rendering to the lower ground floor (plinth) and London Stock brickwork above. The building is not in a Conservation Area. The top 3 flats have a communal side entrance and the lower ground floor flat (20a) has a separate entrance. This application is for a new front porch to the flat 20a.

Design Parameters/Appearance/Finishes

The proposed porch has been designed in a sympathetic style with no.20 and the adjoining buildings, specifically picking up on the elegant front door surround to no.22. The porch is to be rendered to compliment the existing rendered lower ground floor plinth. The porch would be located approx 1.7m below street (pavement) level and would be tucked into the side of the main entrance steps. It would be therefore subservient to the main house entrance and would appear as a continuation of the existing rendered plinth.

Refuse and Access:

Storage of refuse bins will remain as existing – in the corner brick enclosure.

Access – no changes are being made that will diminish the current access arrangements.

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