

16 FAWLEY ROAD
LONDON
NW6 1SH

Design & Access Statement

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Prepared by Ecos Maclean Ltd



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Engineering - materials, energy, structure

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Context

The property is a flat which occupies the lower ground, ground and first floors of No 16 Fawley Road. It is part of a substantial detached property within the West End Green Conservation Area, to the east of West End Lane within the Borough of Camden. The conservation area's special character is formed by the homogeneous collection of Victorian and Edwardian domestic properties. The planning of the village was grouped around the spine of West End Lane with a large number of street trees and private rear gardens and substantial houses all contributing to the street scene.

The rear elevations of many of the properties have been altered by the addition of full width extensions many of which no longer represent best practice in design.

The proposal is to make alterations to an existing rear extension to improve the rear façade and re-establish the connection between the garden and flat by creating an opening in the newly exposed lower ground floor wall.



Location Map



Existing Front Elevation

View from 16 Fawley Road looking to the west and south of 16 Fawley Rd

This panorama shows the range of styles and types of extension which have been recently permitted



Existing

The property is on a sloping site and comprises a lower ground floor used for domestic storage and workshop and a rear extension which was altered in the early 1960s. The 60's alterations reduced the plan depth of the single storey extension and replaced the extension sloping roof with a flat roof. This allowed an external terrace to be created at ground floor level and the garden was altered to create a grassed slope from the paved terrace down to the garden. In the pre-60's rear elevation there were steps up from the garden to the ground floor rear extension and an access door direct from the garden into the lower ground floor.

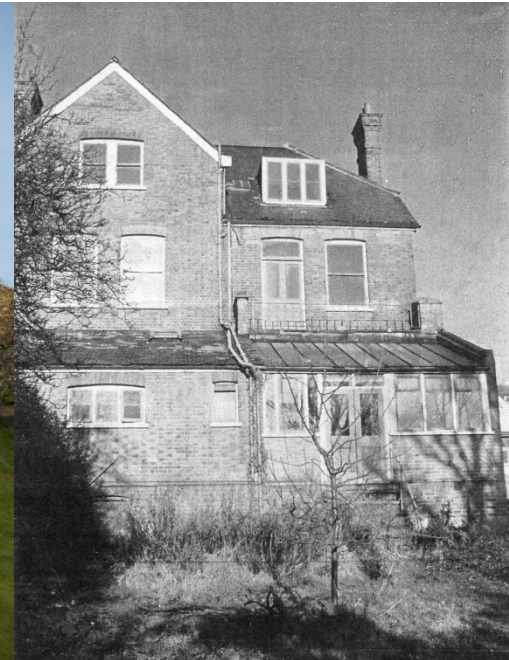
On the eastern side of the terrace there is a brick wall with sloping top which formed the end wall of the original sloped roof extension. To the west there is a slope down to a side entrance and timber garden shed.

The glazing of the rear elevation is a 1960's uPVC double glazed units at ground floor level and is now in need to renewal. At first floor level there is a full length glazed opening which replaced an original glazed door which opened onto a narrow guarded balcony in the pre 60's elevation.

At the second floor level in the separate flat above there is a more substantial guarded roof terrace with extensive views to the south and east.



Existing Rear Elevation



Original Rear Elevation circa 1915

Proposal

The objective is to bring the property back, nearer to its original footprint, utilising a contemporary design.

The proposed plans will create a ground floor extension, re-establishing the footprint of the original extension over the eastern half of the terrace and with a step back on the western half to break up the façade. At first floor level a roof terrace will be created accessed via the existing opening with a glazed door reintroduced.

The grass slope at the rear of the terrace will be removed and steps to the western side introduced to provide access from the ground floor to the garden. The existing lower ground floor is being lowered by 70 cms. to give increased head height. Two openings in the rear wall will be formed to provide direct access to the garden.

The rear elevation will have a double height glazed façade on one side and the other half comprise a brick façade of the original exposed lower ground floor external wall. Above this at ground floor level the open terrace is retained and the existing glazed opening retained. A new set of stairs are formed at the side to provide access from ground floor down to the garden.

The lower ground floor rooms open onto a sunken patio with steps up to the garden with a 1.1 metre deep retaining wall to the sides. The alterations and extension do not go beyond the original building footprint.



Axonometric view from the south

Impact Analysis

The intent of the alterations within the conservation area is to re-establish the footprint of the original extension and introduce additional glazing, but in a way which creates a varied façade using high quality contemporary materials.

The alterations do not increase the footprint of the building but do remove a grass slope added in the 60s. The removal of this grass bank reveals the original lower ground floor and enlarges the openings in this wall.

Pre-application discussions identified three design issues which needed to be addresses in the final design – 1. avoidance of too much glazing, 2. avoidance of full width extension and 3. avoidance of impact on trees.

Preliminary designs were developed and amended to take account of these three issues. The main additonal glazing is restricted to one half of the extension and a large area of the original exposed brick wall is retained. The new extension only occupies half the width of the rear elevation. The root protection zone of the trees on the astern boundary have been plotted on the plans and show that the extension and patio are outside of this zone.

The proposals will replace existing uPVC windows and cladding at the rear and replace uPVC windows at first floor level on the front elevation with new timber windows, with glazing bars closer to the original Edwardian design. A new window for the bathroom on the east elevation will be in obscured glass and will have no impact on the privacy of neighbours.

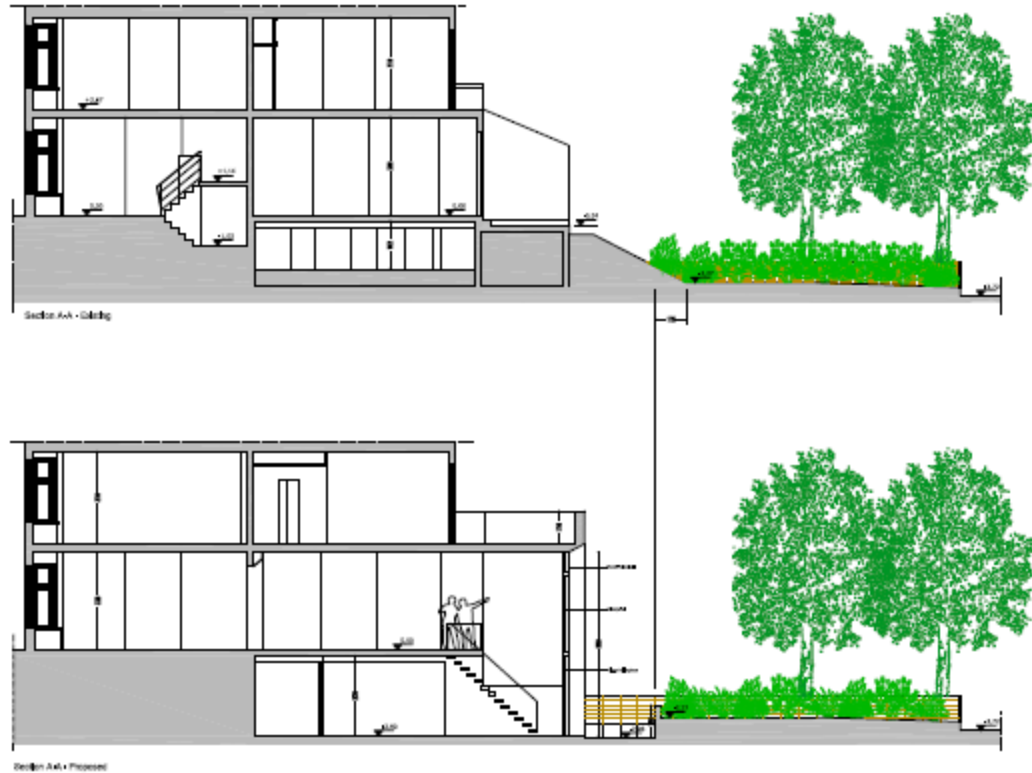
The changes in depth and height of the extension are designed to avoid a plain full width extension. Instead the design creates variety and visual rhythm forming an extension of substance and permanence in keeping with the special character of the West End Green area. The use of a restricted palette of high quality materials in a simple contemporary design contribute positively to the conservation area.

Most of the lower ground floor external wall will be retained as the original brick and will be sufficient in extent to anchor the building to its surroundings.

The sunken terrace, steps down and low wall at the edge of the garden will screen the glazed opening at the side from neighbouring properties.

Section A-A

This section shows the relative height of sunken patio, exposed south lower ground floor wall and garden level



Impact Analysis (continued)

The flat roof of the double height extension creates the opportunity for providing important additional private amenity space for the flat by creating a roof terrace at first floor level.

The roof terrace will be accessed from the original glazed opening at the first floor which was part of a small roof terrace in the 1950's.

In spite of the fact that there is already an existing second floor roof terrace as part of the upper flat and therefore significant overlooking the new terrace has been designed to cause no new loss of privacy.

The guarding required will be formed without introducing additional materials and structure and so maintain the simple contemporary design. The guarding to the east will be achieved by raising the brick wall by 1.1 metres. This prevents any overlooking of the neighbouring gardens in Crediton Road. The bricks and mortar will match the existing brick work by re-use of existing bricks salvaged during demolition of part of the lower ground floor south wall. The additional height will have no significant impact on the amenity of the neighbouring gardens and will not increase shading or obscure views. The guarding to the south will be created by the proposed height of the framing of the double height glazed façade.



Proposed south elevation

Material

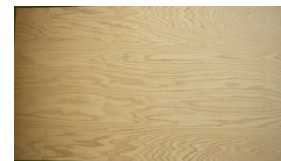
The materials to be used are a mix of : horizontal planed timber, existing brick and Corten Steel. The colours and textures of these materials work well together as can be shown by the Nash Partners design of a rear extension in Newton Road NW8.

These materials replace existing materials of uPVC boarding, dark brown stained wood and concrete blocks at plinth level.

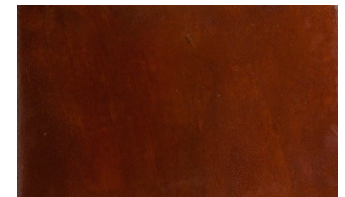
The materials pallet to be used improves the quality of the façade whilst avoiding a pastiche and ensures that the alterations are clearly contemporary in design.

Access

The alterations to the lower ground floor and the re-establishment of a direct level access from garden to dwelling ensure improved accessibility facilitating the use of the side passage as an alternative access into the dwelling.



Planed timber shading



Corten steel