

Design & Access Statement for 64 Croftdown Rd NW5 1EN Home Extension to create a Granny Flat

(3rd Jan 2013)

Existing Property Overview

64 Croftdown Rd is a Victorian terrace family house. It is within the Dartmouth Park Conservation Area.

The Proposal

Creation of a Granny Flat in Ground & Lower Ground Floor involving:

1. Removal of existing light frame lean-to structure between house gable and brick boundary wall.
2. Addition of a new mono-pitched zinc roof & glass roof between gable and boundary wall.
3. Addition of a new single storey rear extension with glass roof.
4. Boundary wall to have new door added plus part of wall height to be slightly increased.

Access

New door added to boundary wall on York Rise.

Appearance

Zinc mono-pitched roof: Its pitch & height will match the existing Lean-to.

Glass mono-pitched roof: Its pitch will match to zinc roof and minimise visual impact.

Raised Garden Wall: New section of wall will be raised to simplify its visual relationship to the proposed glass mono-pitch.

Materials

Zinc mono-pitched roof: to be in zinc cladding.

Glass mono-pitched roof: to be clear double glazed with metal frames in soft grey finish to compliment the the zinc cladding.

Rear extension window: in soft grey finish to compliment the zinc cladding.

Raised Garden Wall: New section of brick to match existing brick type, bond and mortar joint. Existing brick copings to be reused.

Maintenance & Sustainability

All the materials are robust and of traditional construction that will weather well. All windows have safe access for cleaning.

Energy Efficiency

Heating, insulation and lighting will comply with Building Regulations Part L (Conservation of fuel & power).

Lighting & Ventilation

All rooms to the Granny Flat have adequate natural lighting & ventilation to meet Building Regulations and Council Supplementary Planning Guidelines.

Room Sizes

Granny Flat bedroom floor area is 12.8sqm.