

DESIGN AND ACCESS STATEMENT

11 TWISDEN ROAD, LONDON, NW5 1DL

The site is a two storey mid-terrace house in the Dartmouth Park Conservation Area. The original external materials of the terrace are London stock brick with white arched window reveals, sash and case windows and a slate pitched roof. On the rear the brick arches around the windows are exposed.

The property in question has previously had a rear extension that infills the space between the projecting kitchen and the neighbouring boundary. The rear windows to the ground floor have been replaced with dark stained mock timber sash windows and the rear doors with patio doors of matching design.

The proposal seeks to replace these unoriginal doors and windows to the ground floor along with some minor alterations to the kitchen layout. The existing window is to be replaced with a new contemporary patio door whilst retaining the original brick arch over. The overall width of the opening will remain as before but the portion of brickwork below the window will require to be removed. The existing patio doors will be replaced with a contemporary projecting bay window and internal bench seat with the portion of wall required below constructed externally from the previously removed bricks from under the existing window. The projecting bay will be constructed from double glazed units and a portion of timber cladding and will retain the original opening's width.

We feel it is important that this bay is treated as a contemporary intervention into the original external wall creating a contrast and balance with the original, traditional elements – the brickwork, arches and sash windows.

The inclusion of these two new elements, and the internal layout change, creates a more useable kitchen and informal dining space to the rear of the property that will benefit from the addition of more daylight, given its north facing direction, and a better connection to the garden that fits in with the lifestyle of a modern family.

The access to the rear garden from the property will remain unchanged as the existing patio door has been replaced with a alternative.