

49 Spencer Rise, NW5 1AP

14 August 2012

DESIGN AND ACCESS STATEMENT

CONTEXT

The property is situated in a residential area at the south eastern corner of the Dartmouth Park Conservation area. It is in a group of houses designed for artisans, the product of a variety of builders mostly dating to the 1870s which are typically two or three storeys high. The street is sloping and this, together with the range of house styles, gives an uneven appearance.

49 Spencer Rise is a two-storey terraced house in a group on the north side, nos. 33-65, on the flatter top of the rise. The front parapets align although the house fronts are variously painted or rendered. They have been extended in differing ways, one and two storeys, at the rear. Number 49 is next to a group of four houses 51-57 with roof extensions, and it faces a 50's apartment development comprising 4 and 6 storey blocks in 1950's style with access walkways on the south side of the street.

DESIGN

The ground floor side extension is a fairly usual proposal. The roof will reduce towards the party wall, and be fully glazed to allow daylight into the rear dining room and kitchen. The doors onto the garden will be sliding folding to increase the sense of space in the small garden which suffers from the sloping site. However the doors will have brickwork around them to integrate this into the existing fabric. The ground floor rear of the building is not widely visible as it is partially sunk below the rear garden with a high boundary wall to the rear.

Due to concerns about light spill, the kitchen will be lit with downlighters in the ceiling under the existing rear addition and with low level shaded wall lights along the party wall so that there will be no light spill up through the glass roof. Also blinds will be installed for privacy which will also block the night lighting.

All new principle elements are to be constructed from elements to match the existing materials palette of the street / roofscape. Specifically these will be slate tiles and timber framed windows.

ACCESS

There are existing level changes into the house and into the majority of the garden, as well as the first and second floor stairs, but the garden doors will have level thresholds to an external area large enough to access and use via wheels if necessary.

Please email if you want to discuss any of the above detail, or need further information,

Yours sincerely

Jenny Harborne RIBA