

Design & Access Statement for 64 Croftdown Rd NW5 1EN New Side Extension and Alteration to Existing Garden Wall

(17th July 2012)

Existing Property Overview

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

The Proposal

1. Addition of a WC / En-Suite Extension for the main house.
2. Conversion of existing Laundry & Lower Ground Floor into a Granny Flat. This will entail a new mono-pitched glazed roof set at two heights.
3. Alteration of the garden wall height to accommodate the Granny Flat roof.

Access

Access arrangement to the house will not be altered or affected.

Appearance

WC / En-Suite Extension: Its proportions will mimic the square plan brick bays on No. 62 to No. 56 Croftdown Rd. The extension will also copy their brick corbaling at Ground and 1st Floor.

Fenestration will match existing conditions, refer to attached illustration.

Mono-pitched roof: Its pitch will match the existing mono-pitch.

Raised Garden Wall: New section of wall will be raised to simplify its visual relationship to the proposed extensions.

Materials

WC / En-Suite Extension: roof covering, gutters & downpipes will match the existing house.

Brickwork will be as the red brick to the Front Elevation in colour, bond and mortar profile. Corbeling details and treatment of corner brick will match existing house details.

Sash windows will match existing.

Mono-pitched roof: Frames will be metal with a soft grey finish. End elevation glazing and doors to match existing finish.

Raised Garden Wall: New section of brick to match existing brick type, bond and mortar profile.

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).

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Square plan bay to No. 62 used as inspiration for proposed WC / En-Suite Extension

Property as existing

Note: London stock brick to side elevation, red brick to Front Elevation



Brick detailing to No. 26 used for proposed detailing to front facing fenestration



Proposed Design viewed from corner of Croftdown Rd & York Rise

Note: Extension in Front Elevation red brick to contract with London stock brick

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Property as existing



Proposed Design viewed from York Rise looking to Croftdown Rd

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Proposed Design viewed from corner of Croftdown Rd & York Rise showing property opposite