

Design and Access Statement – DAS 01

52 Ainger Road
Primrose Hill
NW3 3AH
London

14th November 2011

Change of use to form Single Dwelling house, First floor level rear extension, and Mansard roof extension.

This is a new planning application after refused planning application submitted on 7th April 2011 Ref: 2011/1765/P. The reasons for refusal were mainly focused on the lower ground floor single-storey extension, which has now been removed from this application.

Introduction

Ainger Road is a residential street located in close proximity of Primrose Hill, though not within the Primrose Hill Conservation area.

The site 52 Ainger Road is a Victorian terraced house with a garden. Since construction, it has been divided in two dwellings; Basement flat 52A and 52 Ainger Road. Both dwellings are now in possession of one owner and the site is not currently occupied.

OS map (GA 20-00) attached with application



Front Elevation

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Rear Elevation

Design

The purpose of the works is to amend the volume and layout of the accommodation to suit the needs of one single young family.

The proposal at lower ground floor is to enlarge the existing window and door openings and replace them with salvaged hardwood double glazed folding doors to allow light in the space and access to the patio/garden area. Please refer to relevant drawings, GA 21-BB and GA 21-DD.

The rear extension at first floor level has remained the same in scale and volume from the previous application, based on the feedback that it has received. It is still proposed to enclose the staircase from ground floor to first floor allowing the relocation of the staircase from the center of the plan to the rear of the building, in order to improve and increase the internal accommodation. The scale of the extension matches the height of the adjoining brick wall at 53 Ainger Road, however it will be lower from their existing railing/fence, which remains. The proposal includes the former roof terrace to be replaced with a flat roof light.

It is also desired to increase the sleeping accommodation, by the addition of a 3rd floor bedroom. Adequate head heights will be achieved through the demolition of the rear roof, and the addition of the mansard at the rear. Following advice given during the previous application process, this will now be set away from the sides of the roof and it will retain an apron of roof tiles above the eaves and to the party walls. The proposal includes the installation of solar panels on the upper part of the roof from Ainger road side. Please refer to precedent image attached from neighboring property where they have applied solar panels on the whole roof.

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52 Ainger Road
Neighboring property
With Solar panels on
roof

Use

The building is currently divided in two dwellings; a basement flat and a 3-floor maisonette above. The stair connecting the two is still in existence but is blocked. It is proposed to change the use back to being a single dwelling house (C3), to be occupied by a family.

Amount

The proposed staircase enclosure has a total additional volume of 10.66m³.
The proposed roof extension has a total additional volume of 21m³.

Scale

The existing rear dilapidated timber balcony and timber stair leading to the garden will be removed and replaced with a slimmer balcony and stairs on the side.

The stair enclosure will be formed by extending the existing brick walls vertically 1300mm high and as such will be within the existing footprint at ground and first floor. It will not extend further than the existing brick portion of the rear elevation or higher than the adjoining property's brick wall. It will not result to any further loss of light or outlook to the balcony area of the adjoining property, 53 Ainger Road.

The scale of the proposed roof extension on the rear will match the adjacent extensions, and can be deemed acceptable within existing permitted development rights.

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Adjacent properties roof Elevation

Landscaping

A new patio will be formed at lower ground level, which will result to the removal of a dilapidated shed that now exists. This will be used as a seating area and for access to the garden on the back. By excavating the patio area, to the level of the lower ground floor, the existing level changes in the garden will be resolved. New steps will be incorporated on the side of the garden and will have direct access to and from the patio area.

Appearance

The first floor stair extension will be brick skinned, using stocks to match existing. The glazing to the rear elevation will be hard wood framed double-glazed with the upper part being obscure glass.

The proposed mansard will be clad in slate to match the existing roof at the front elevation. The windows will be hardwood timber with double-glazing.

Access

Access will remain unchanged at ground floor level.

The proposal for the lower ground floor is to move the existing door from the side to the center of the bay window within the existing profile.

The new external door will be hardwood timber with double-glazing, profiles to match existing. The existing door opening will be built up to existing sill height and fitted with hardwood timber framed double glazed window to match the existing.

This proposal is intended for use by the current owners of the house and their visitors only. There will be no increase in the volume of traffic using the site. The proposal is contained within the application site and does not affect any public rights of way.

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