

Design & Access Statement Extension (in a Conservation Area)

project:	13B Churchill Road, London, NW5 1AN
Project no.:	1117/3.1/DA01
date.:	13 October 2011
revision:	A

LOCATION

The property is a flat on the upper part of no. 13 Churchill Road, a converted semi basement semi-detached property in the Dartmouth Park Conservation Area. The property is referred to as 13B Churchill Road.

FEATURES / DESCRIPTION

The original property dates from around the 1860s and is a mainly yellow stock brick with and stucco lower ground floor and features. The property comprises the top floor of this three storey property with rear extension.

PROPOSAL

Increasing the size of the mezzanine bedroom within the footprint of the property including raising the rear parapet and extending the room in a raised dormer all below the existing front and side parapet levels, together with associated internal alterations. Creating new roof terrace on existing flat roof with glass balustrade and new door from mezzanine bedroom.

AMOUNT

The floor area of the enlarged room is approximately 7.3m². The terrace will be approximately 5.8m².

LAYOUT & DESIGN

The property is currently essentially a one bedroom flat with a small box room at mezzanine level. There is a consistent parapet to the front and side elevations hiding the butterfly roof construction behind.

The homeowner is looking to enlarge this room by raising part of the rear parapet to part of the rear elevation to line through with the front and side and increase the size the footprint of the room by expanding into the roof space and lowering part of the kitchen and stair landing. The roof over this area will be flattened to effectively create a dormer within the parapet walls.

The flat does not currently have any outdoor amenity space and the home owner would like to add a roof terrace to the top of the existing bathroom rear return. The idea is to screen enclose the terrace with glass balustrading so that there will be no effect on daylight to the surrounding areas. Due to the location of the proposed roof terrace (facing onto a blank wall on the neighbouring property and being screened with established planning below) and it's relatively small footprint it is felt that the overlooking potential is insignificant.

SCALE

We believe that the extensions have been carefully considered so as not to unduly affect the scale of the property or the surrounding properties.

APPEARANCE

The materials to be used are similar to the existing materials and sympathetic to the existing building and its neighbours.



Photograph of the rear elevation with proposed extensions shown dotted

LANDSCAPING

Not applicable

ACCESS

Access to the property is unaffected and remains unaltered.

USE

There is not proposed change in use.

CONCLUSION

We believe that the changes have been carefully considered in both relation to the exiting property and the neighbouring properties and will not impact negatively on the existing character of the area.