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Flat K, 37 - 39 Arkwright Road, London, NW3 6BJ

Design & Access Statement.

Introduction

This document describes a proposal for an extension to an existing ground floor flat within the property at 37-39 Arkwright Road.

The proposal describes a rear single storey extension and minor internal alterations to the layout for the ground floor flat (Flat K). Traditional materials will be used on the new single storey in order to maintain the fabric of the street and help the additional structure comfortably fit in with the established residential context.

Existing Site

The existing site is made up of a row of three storey high terraced houses with various roof forms including pitch, mansard and flat roofs.

The general layout and formation for each house along the terrace is almost identical however all houses are formed differently towards the rear of the building due to the irregular rear building line. There are also differences in height and form of the roofs.

The neighbouring flats within the terrace of the proposed site have single storey extensions to the rear of the main building, of varying depths.

Materials used on proposed site are yellow brick walls with slate tiles for the roof to the main building and asphalt for flat roofs.

The proposed windows are painted timber frame double glazed units.

The existing flat is a two-bed flat. The proposal looks at reformatting the internal layout and adding extra floor area by an extension to the rear of the flat.

The existing drainage of the flat roof of neighbouring building flat L is located on the proposed site as shown on Plan No 07990515489/11/37K02.

This drainage pipe will be assessed and relocated during proposed construction works and with the neighbouring owners consent.

Design principles

The proposed new design is highly respectful of its context. The building is an example of contextual design using traditional and original materials which matches the established architectural form its context. The use of brick work and flat roof intentionally aligns the building with its neighbours. The pattern and scale of the fenestration has been carefully copied from the adjoining buildings and follows the lines through to all elevations. The flat roof has been stepped down in level at the point of the rear of the existing rear extension to Flat L, in order to minimise any impact on the visual amenity of the Adjoining flat's occupants.

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Materials

The building is made from yellow brickwork and slate roof tiles to match the existing buildings.

The window and doors installed on the new rear wall of the extension would be timber frames to match the existing.

Design proposals

The design proposal is for a single rear extension to facilitate a new Kitchen & Living Area

The rear building line of the extension is to line up with that of the existing rear extension to Flat M.

The roof of the new extension is to a flat "Green" roof, stepped as previously mentioned. The drainage to flat roof of flat L is to be relocated under agreement with the adjoining neighbour/owner of flat.

The new proposed parapet wall is to prevent water on the new pitch roof falling onto the adjoining property.

The new modified flat also works towards a sustainable design through its use of sustainable water management, and energy technologies.

These methods include the followings:

1. Water efficiency: this can extend though to the use of low flush WCs, low flow showers, and rainwater butts for irrigation.
2. Energy efficiency through lighting and appliances including low water usage washing machines, dishwaters, low voltage light bulbs etc.
3. Sustainable and locally resourced building materials: Construction stage building works can incorporate methods by which material can be locally resourced including re-use and recycling.

Specific Access Issues

Car parking

The proposed extension and alteration does not affect the current provisions for a car park space to the site. At present, occupants of all flats use the front garden or the main road in front of the house for parking.

Cycling

There is no existing or proposed designated space for parking cycles. (Current owners store their cycles within their flats for security.

Public transport

The proposal for changes to an existing dwelling does not require further consideration for access to public transport.

Access component

The new building can easily be adapted to comply with building regulation part M2 appropriate for DDA part 1(residential use). All internal spaces are set out with a generous amount of circulation space and the flat is located at ground floor level within a building.

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Conclusion

This document describes proposals for a residential scheme within Flat K of a building at 37 to 39 Arkwright Road.

The development describes a positive application of the principles of traditional design using modern components in an established context. The proposed form compliments its residential scene, respectfully delivering an understated and high quality new extension to an existing building.