



46 Woodsome Road, London NW5 1RZ
Design + Access Statement _ March 2011

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1.0 Site and Surrounding Area

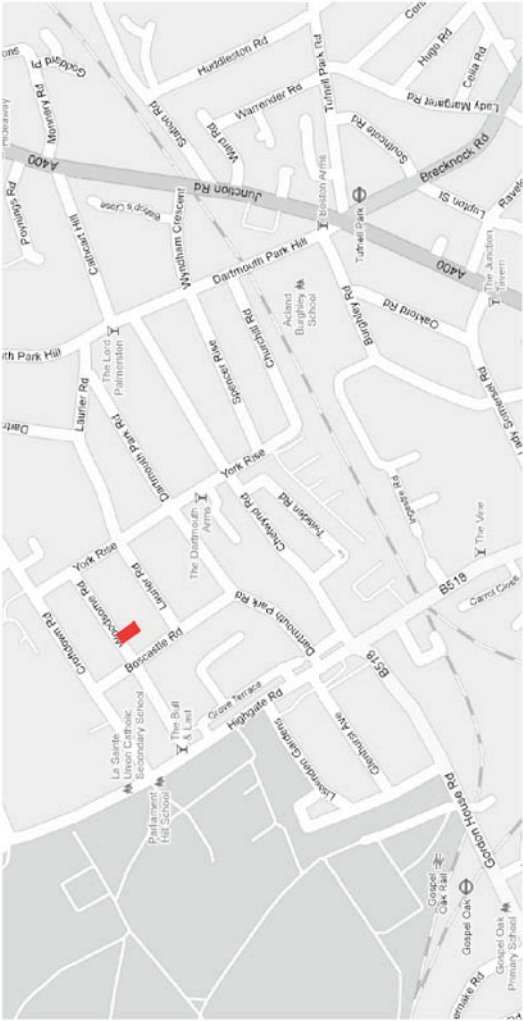
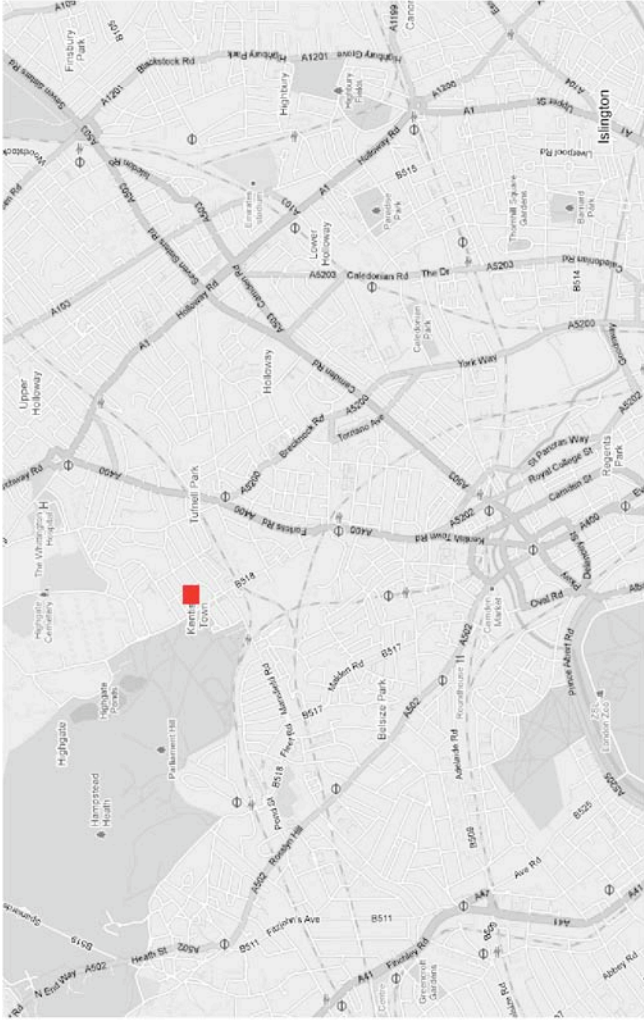
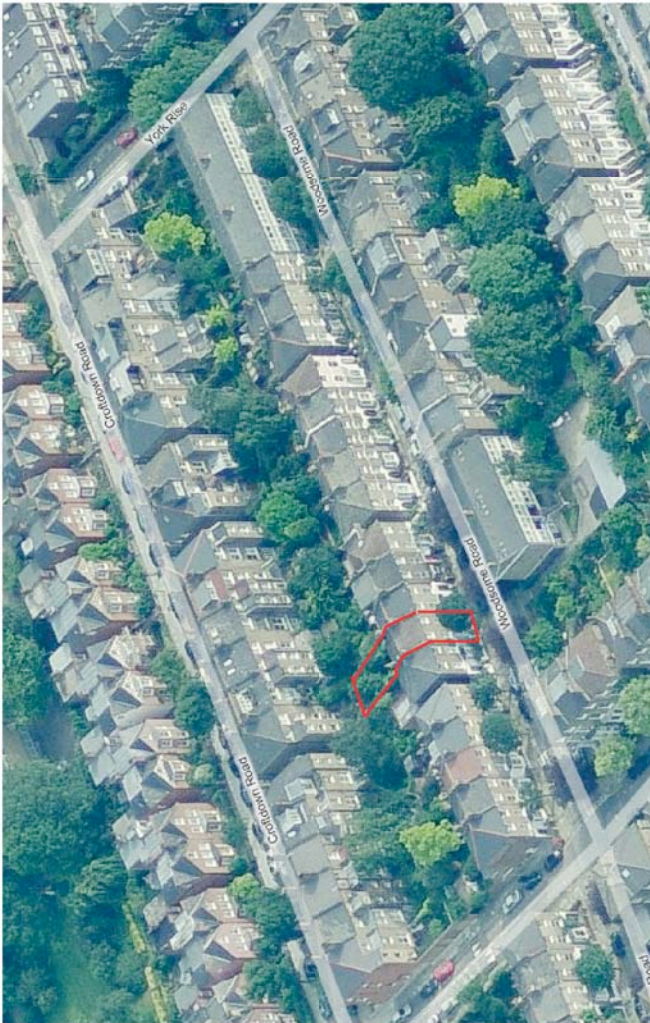
Application Site:

The building we are concerned with is a single private mid-terraced property built around the end of the 19th century.

The property lies within the London borough of Camden and Dartmouth Park Conservation Area (sub area 2).



Red line indicates site boundary



Location Plan (nts)

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1.0 Site and Surrounding Area (cont.)

Contextual photographs

Red line indicates site boundary



Contextual views of Woodsome Road



View of rear of property and garden

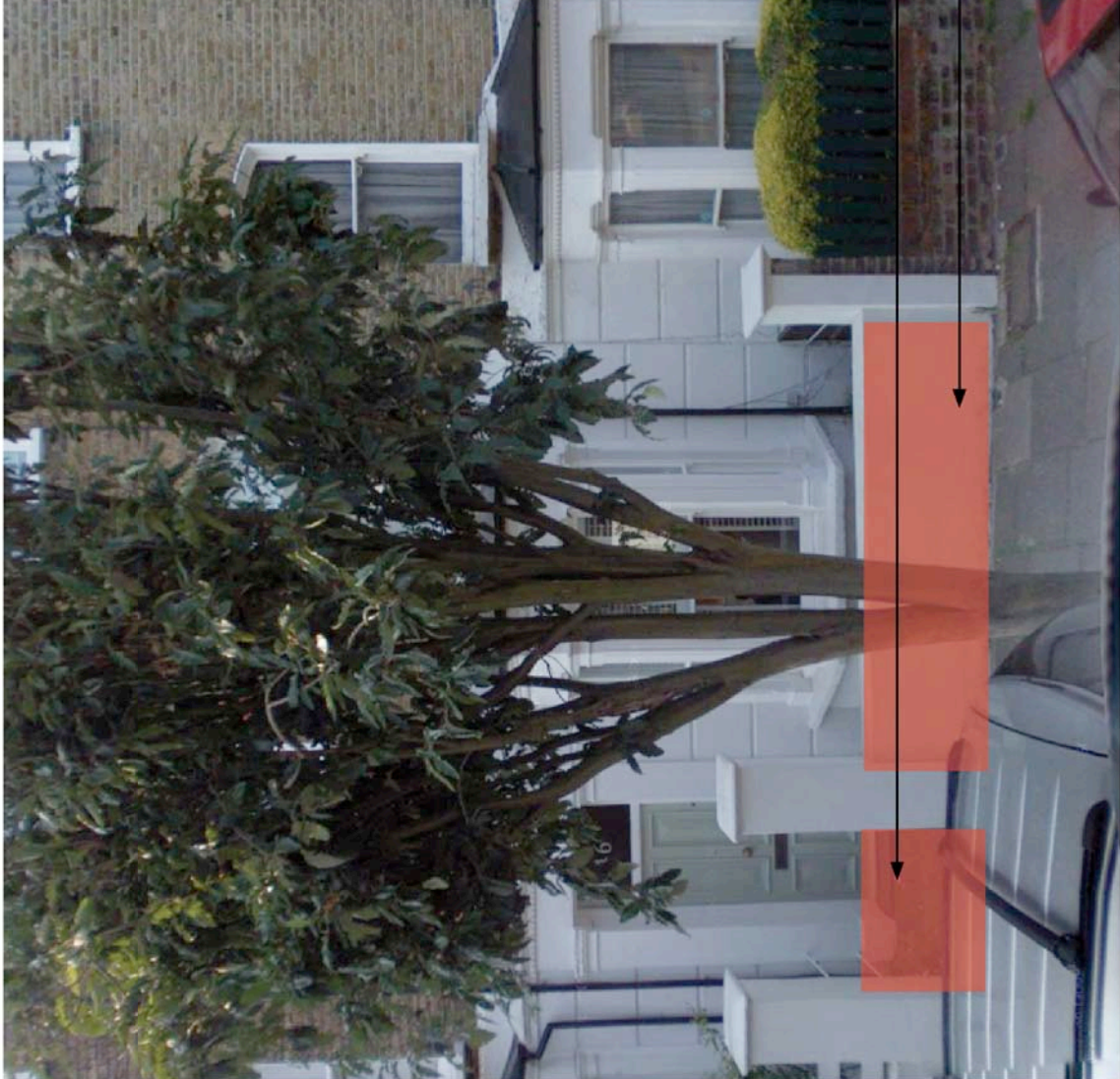


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New gate
Wall to be rebuilt with brick base
course and redner finish above.
Planters will be fixed above the wall

- 2.0 Works to Front Elevation
- 2.1 Front Wall
Front wall is to be demolished and rebuilt with render finish and brick base course. A new wrought iron gate will be fitted. The wall will be designed to take planters, as indicated on elevations.
- 2.2 Refuse Storage
A new slatted timber refuse storage facility will be constructed within the curtilage, as shown on drawings. This will be concealed from view by the front wall and planters.
- 2.3 Roof lights
2no. Conservation style roof lights are proposed to the front elevation.
- Due to the low pitch of the roof and the flush profile of the conservation style window, the windows will not be visible at street level.
- Refer to architectural drawings for further information.

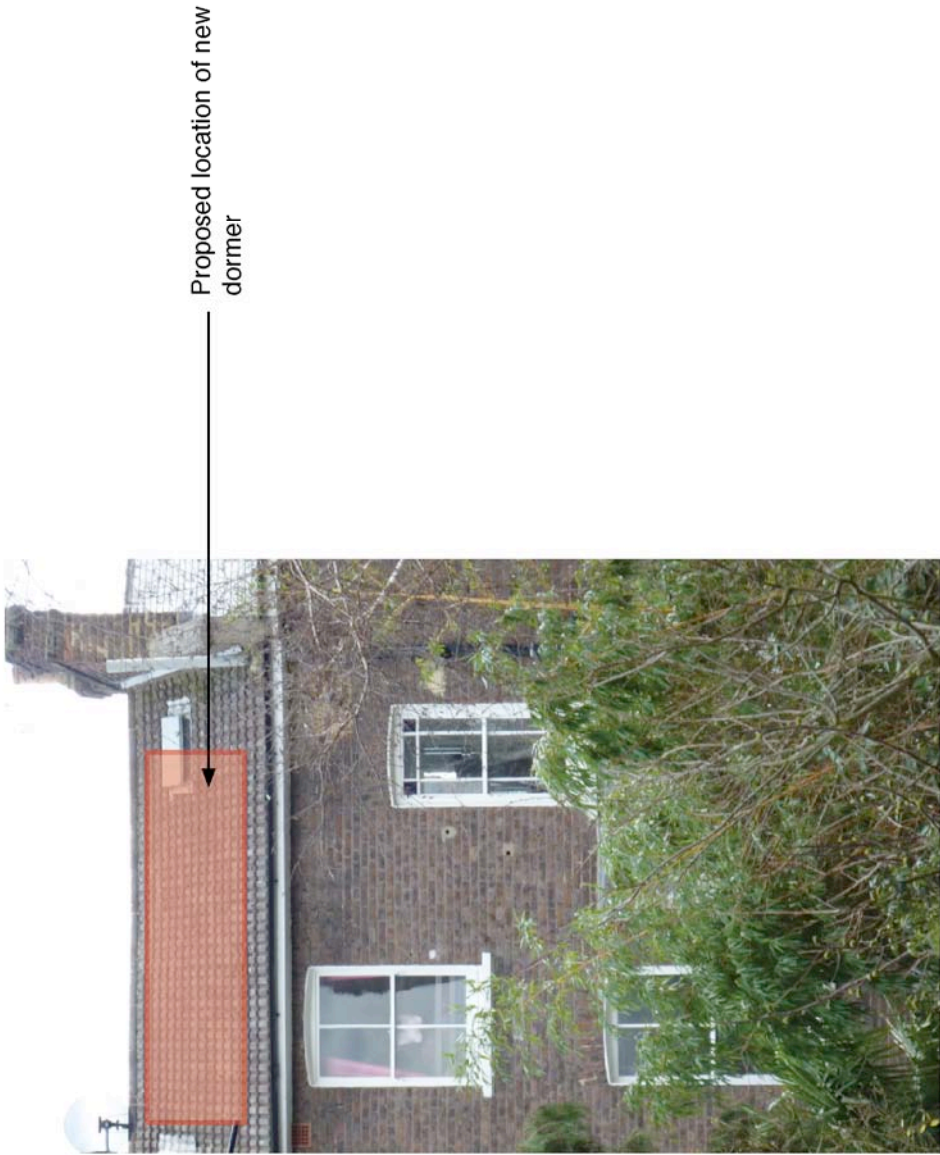
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View of opposite terrace taken from the rear of application site illustrating the abundance of existing roof extensions / terraces enjoyed by neighbouring properties



- 3.0 Works to rear elevation
 - 3.1 New Dormer:
The existing property does not presently serve its owners with adequate accommodation. By reconfiguring internally and with the construction of a new dormer to the rear, we are able to create an additional bedroom on the third floor (existing attic).
 - The dormer has been designed to comply with council guidelines and is set down from the ridge of the building and up from the eaves.
 - The windows will be traditional sash and case, to match those existing and the dormer will be clad in lead. The aim is that the dormer will not look like a new addition.

Relevant Precedent:
 38 Woodsome Road, London NW5 1RZ
 Application Number 2010/3338/P
 Approved 23.08.2010

40 Woodsome Road
 Application Number 2005/3196/P
 Approved 14.10.2005

In addition to these specific applications there are numerous roof extensions and roof terraces throughout the surrounding area.

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3.2 Other works to rear elevation

The area shaded in dark red is to be removed and tall slot window to be fitted with a void created internally.

At present the ground floor does not benefit from adequate daylight. The alteration of this existing window configuration allows more light to penetrate the ground floor plan and is of a more pleasing proportion in relation to the existing windows and extension. The proposal will not increase overlooking due to the internal void that has been created.

The extension to the left of this is at present of poor construction and so will be demolished and rebuilt to a higher standard. The glazing proposed will be good quality aluminium framed and the cladding will be lead standing seam.

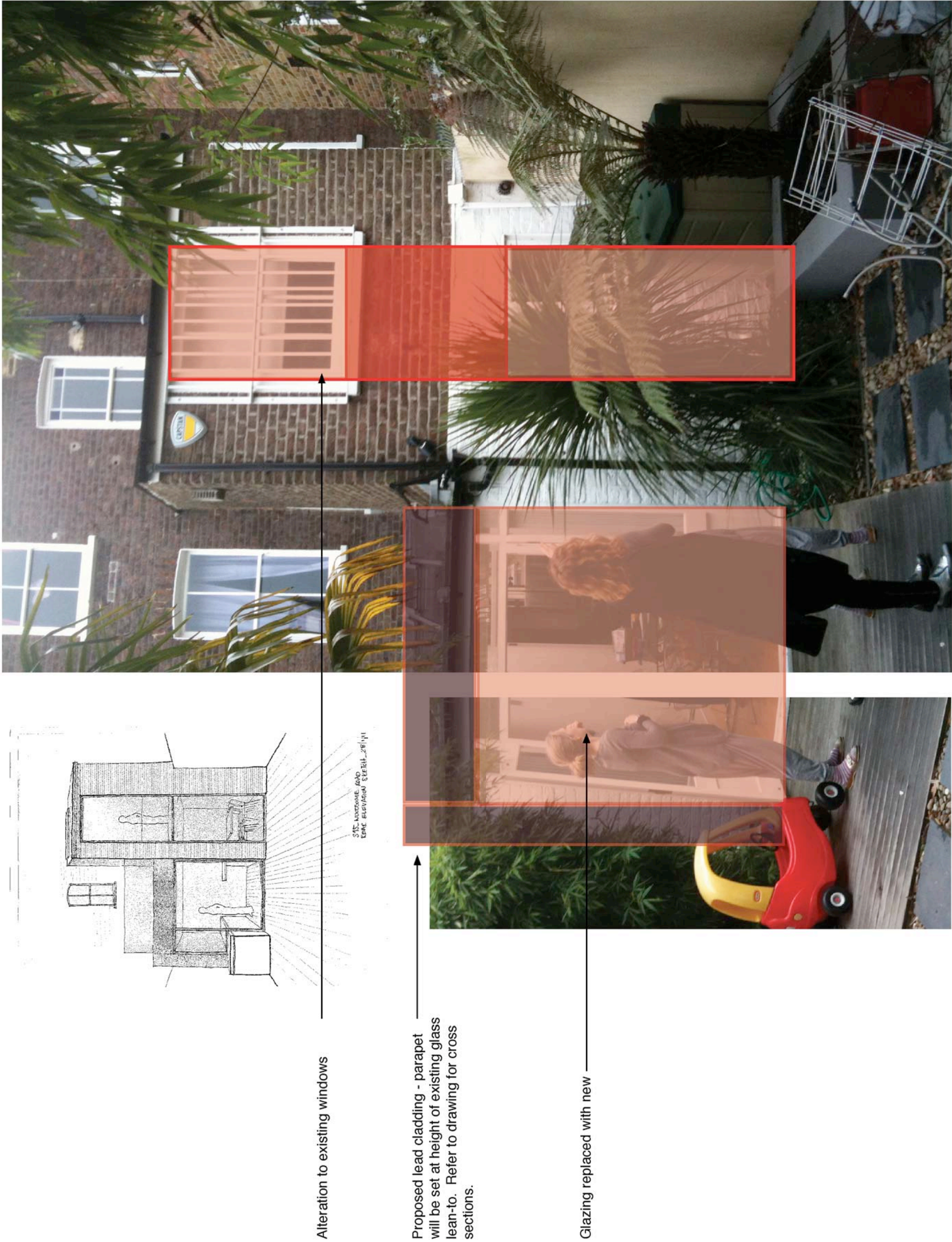
Access to the roof of the extension to the left for maintenance of the rooflights will be via an altered window in the proposed study.

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