

## **14 Woodchurch Road London NW6 3PN**

### **Design & Access Statement**

#### **History:**

Situated in the Swiss Cottage Conservation Area, 14 Woodchurch Road is a detached dwelling of some 4600 sq feet. The house, which was built in 1878-9, is of red brick and render construction with a slate tiled roof, the front elevation and render on the rear elevation having been painted over. The house lies in an area where large numbers of similar properties have been converted into flats, and was itself converted into three flats in 1998, with off-street parking provided for two cars.

#### **Proposal:**

It is proposed to restore this property to a single dwelling house, and create a self-contained one bedroom flat in part of the existing basement, thereby reducing the existing units from three to two. It is further proposed to construct a replacement rear single storey extension, enlarge one rear elevation window and add a 'Juliette balcony' railing to the exterior, and add four rooflights to the main roof. A side elevation window would be replaced with a door and sidelight to provide access to the proposed basement flat.

#### **Main House**

This proposal will restore the main house to its original single dwelling status, and, with the exception of a very small area of the ground floor, re-convert it to provide a large family home.

On the ground floor, it is proposed that the existing blockwork and painted render single-storey rear kitchen/utility/dining room extension will be demolished, along with the dilapidated conservatory, which has an unsightly plastic corrugated roof and is presently used as an office. These two structures will be replaced with a new single-storey blockwork and painted render extension, on a slightly reduced footprint to be subordinate to the main house. This will provide a much larger combined kitchen and dining area, and will feature a glazed roof lantern and bi-folding glass doors across the rear elevation, offering a light and functional family space and maximising the views over, as well as access to, the large garden.

On the second floor, an existing window on the rear elevation will be replaced with inward-opening painted hardwood French windows and a Juliette balcony metal railing added.

It is proposed to replace all remaining existing windows in the main house with similarly styled and detailed new painted hardwood sash windows. All external stonework is to be restored, and all front elevation brickwork is to be



raked out, repaired and re-pointed before being re-painted. The red roofing tiles over the front elevation bay window will be replaced with slate tiles to match the main roof.

### Basement Flat

On the side elevation of the ground floor, a window to a room presently used as a bathroom will be replaced with a painted hardwood door and side window light with opaque glazing, and the bathroom will be closed off to the main house and converted to an entrance hall and staircase, providing separate external access to the basement.

The existing cellar presently has internal access via a door and staircase from the main entrance hall, which will be removed. Head height in the existing cellar is 1.9m. This will be increased by the excavation of approx 600mm, and along with further excavation to the remaining front section of the cellar, will form the new basement unit of approx 650sq feet, and provide a finished ceiling height of 2.4m. The whole of the proposed basement flat will be located beneath the study, hallway and games room of the main house.

The bedroom of the newly converted basement flat will have three painted hardwood south-facing sash windows. Externally, the windows will face onto a lightwell, 1.5m deep. The lightwell will have a galvanised steel grill over which will sit flush with ground level.

The living room will have an open-plan kitchen area and south facing French windows in painted hardwood, opening onto a 3m deep lightwell. Additional light will be provided by two sidelights, set either side of the French windows. This lightwell will also have an emergency galvanised steel rung fire escape ladder and a corresponding hinged section in the galvanised steel grill over, which will sit flush with ground level.

Care has been taken to ensure that the addition of these two lightwells will fit in with the local street scene, where numerous properties have front lightwells, including the house next door at number 12 Woodchurch Road, which is of an identical original architectural style. A selection of photographs showing some of these other properties in Woodchurch Road have been included with this application.

The windows in the living room and bedroom of the basement flat will exceed ten percent of the respective floor areas, as calculated from the thirty degree line. The smaller lightwell to the left on the front elevation will be a distance of 4.4m from the front boundary of the property, whilst the right hand lightwell will be 4.6m from the front boundary. This distance will enable the retention of a sizable planted front garden and the retention of the parking spaces, with additional planting around the lightwell. In addition, the use of barrier grills, as opposed to railings, will minimise any impact from the street and retain an uncluttered appearance.