

Design and Access Statement
Lower Ground Floor Flat, 49A Broadhurst gardens, London NW6

The application is for a one storey extension to a lower ground floor flat, one of four flats in a 4 storey period house. The house is part of 6 pairs of 'attached' semi-detached houses, which appear as semis on the street elevation, but are a terrace on the garden elevation. The house faces the railway cutting to the north on Broadhurst Gardens, which in turn features a wide variety of building types and streetscape.

The flat occupies the whole of the lower ground floor of the house and has the sole use of the very large garden. The garden is contained by high brick party-fence walls at the boundaries.

Design Considerations:

The existing flat is a two-bedroom and two bathroom property which suffers from poor layout, circulation and lack of natural light. It is to be extended into a three-bedroom apartment to suit the owners who have a growing family. The area of the garden will be reduced by only 26%.

The existing building is in red-multi London stock bricks. The rear elevation shows a door and two windows from the living room to the garden, under the overhanging bay to the first floor apartment's living room. In addition, there is one window to the dining room as well as an arched opening to the covered side corridor. The head heights of the door, windows and corridor are not in line and do not create a pleasing composition. Please see photographs P1 and P2.

The new rear extension will replace the party-fence wall with party walls locally and will be built in red-multi London stock bricks to match the existing. The extension will have a flat roof with a parapet around, as recommended by conservation area guidelines.

The rear façade of the extension will be fitted with a set of dark coloured sliding folding doors in aluminum which will bring in a modern contrast, as well as a lot of light to the dark interior.

The existing property benefits from a patio adjacent to the rear elevation. The proposal will replicate this arrangement.

Access Considerations:

The proposal does not alter the pedestrian access to the property from the road/pavement, so considerations of access do not arise in a major way.

Photographs of 49A Broadhurst Gardens, NW6



Photo P1



Photo P2