

25 Rosslyn Hill London NW3

Planning Application Report

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DESIGN & ACCESS STATEMENT

PROJECT BACKGROUND

Existing Property

The site comprises a semi-detached four storey property located in the Fitzjohns Netherhall Conservation Area. The property is currently used as a single family dwelling house and is to remain so. The property is of traditional construction with facing brickwork in pale yellow brick with painted render detailing to the bay and lower 2 storeys. The house was extensively refurbished around 15 years ago, at which time a side extension was added. This side extension has a pitched roof form with high parapets to the front and rear. There is a pitched section of roof that appears to be derived from protecting the windows to non-habitable rooms in the neighbouring property. Private consultation has taken place with the neighbours of nr27 and a sunlight & daylight report has been prepared which is included with this application. The consequential roof form of the proposed extension is in accordance with BRE Guidelines.

PROPOSED SCHEME

Architecture

Proposals include the partial demolition, re-construction and extension of an existing side extension, with minor modifications made to external stairs to the front & rear gardens.

Proposals for a side extension, larger in size than current proposals, was granted planning permission in July 2003, application reference PWX0302168.

The proposed new extension is to be constructed in high quality materials, detailed appropriately to suit the character of the existing property. The extension is purposefully limited in height in order to be subservient to the massing of the existing house. The section of pitched roof to the ground floor of the extension is to be removed and existing flat roof extended to the boundary to improve the proportion of rooms on the ground floor. The existing parapet to the rear of the property is to be reduced in height. The rear elevation of the extension has a modern character. The new 1st floor of the side extension has been reduced in size from that granted permission in 2003, it has also been provided with windows proportioned to match existing windows to the house. The 1st floor extension is required to provide much needed bathroom accommodation as the existing master bedroom suit is cramped and is not sufficient for a house of this quality.

Front garden – The retaining wall in front of the bay window is to be moved back and the external stair increased in width to allow wheely bins to be stored more discreetly, the planter adjacent to the retaining wall will also be moved with existing planting.

Rear garden – access to the garden is only possible through the house at present which is not satisfactory. A new route through the garage, along with a new stair up to the garden will provide through access without the need to go through the house. The existing timber balcony & stair connecting the living room to the rear garden is to be replaced with a modern stair.

Materials and detailing

Walls – All new facing brickwork is to match the original house, with painted render to the lower 2 storeys to match existing, copings, corbels and pilasters to windows are all detailed to match existing.

Windows/doors – New windows to the front & rear 1st floors are proposed as painted double glazed timber sashes, again to match the existing building. To the rear the extension is provided with high quality fixed and sliding folding glazed doors. Existing timber framed glazed double doors to the living room are cramped and are to be replaced with a single leaf timber framed glazed door.

Roofing – new flat roofs are in high quality metal with lead flashings.

Landscaping and trees

There will not be any disturbance to trees existing on neighbouring sites or on the applicants property.

Parking

The proposed parking provision is not altered from the existing situation with 2 parking spaces maintained within the front garden.

Access

It is not proposed to alter the existing arrangement to the house. The front entrance is not level, existing stepped access is to be retained. Existing off-street parking is as large as a disabled car parking space (3.6x4.8).

Sustainability & environmental performance

The side extension has been designed to accord with current best practice and our experience in low energy and low environmental impact house design. Particular care has been taken to ensure the following standards.

- **Limiting heat loss**

Walls roofs and glazing will all be designed to meet current Building Regulation standards.

- **Natural Ventilation**

The extension is designed with a limited depth plan, which will allow cross ventilation via openable windows during summer and temperate times of the year. Trickle vents will provide background ventilation for the rest of the year.

- **Natural Lighting**

Spaces have been designed for excellent natural day lighting, minimizing the use of artificial lighting. Energy efficient light sources will be used to some spaces.

- **Materials**

Materials will be specified with consideration of the following criteria (in accordance with the BRE Green Guide to Specification)

Toxic Pollutants arising from manufacturing and combustion

Primary Energy used in extraction, production and transport

Emissions of Carbon dioxide, volatile organic compounds, nitrous oxides, and sulphur dioxide associated with manufacture

Use of mineral reserves, water or fossil fuels

Depletion of reserves of raw materials

Generation of wastes

Issues associated with recycling –it is intended to use a number of recycled materials in the finished product, and aim to allow some of the building products used in the construction of the building to be capable of being recycled.

Timber products used will have FSC certification