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DESIGN AND ACCESS STATEMENT FOR PROPOSED ALTERATIONS TO No 55 Quickwood, Primrose Hill, LONDON NW3 3SA



1.0 SITE AND ITS SURROUNDINGS

No 55 is a three storey mid terrace house located on the north side of Quickwood within a predominantly residential area. The rear boundary of the site joins the highway boundary on Adelaide Road. The ground level of the rear garden of the house is higher than the main entrance level at the front of the house. The rear garden rises towards the rear boundary fencing. The house has a north south orientation with a north facing rear garden.

The surrounding area has uniform terrace properties, some of which have existing single storey rear extensions.

No 55 is:

- Not listed.
- Not adjacent to a landmark building.

- Not within a Conservation Area.
- Not at a street junction and therefore not a feature corner building

2.0 DESIGN PROCESS, DESIGN APPEARANCE AND SUSTAINABILITY

2.01 PURPOSE OF PROPOSAL

This application seeks planning permission for a full width rear extension with roof light and removal of the rear metal balcony; removal of the existing garage door and its replacement with a glazed window with timber cladded wall beneath in order to convert the existing integral garage into habitable residential accommodation to the existing single family dwelling house; erection of folding door panels to the roof terrace and installation of solar panels to the roof; installation of a roof light above existing internal stairs, replacement of existing PVC windows at front and rear of property and a new entrance door, installation of a new flue at roof level and internal alterations as per associated proposed plans to suit the needs of the building owners.

2.02 DESCRIPTION OF WORKS AND ITS RELATIONSHIP TO EXISTING BUILDING

The following is to be read in conjunction with the existing and proposed drawings that form part of this application.

2.02.1 GROUND FLOOR (Entry, Study & Utility/ Store Room)

- 2.02.1.1.1 Conversion of the garage into a habitable room, and in this instance into a study. The conversion involves the removal of the garage door and replacing with a window and timber cladded wall. The window will be the full width and full height of the original opening in order to maximize light into the room.
- 2.02.1.1.2 Replacement of top windows in garage into operable awning windows to allow for natural ventilation. New windows to match existing top windows in color and dimensions.
- 2.02.1.1.3 New wider timber entrance door to create a larger entry and improve access into property. The new timber door to be painted black to match the new powder coated aluminium awning windows above door.
- 2.02.1.1.4 New partitioning wall in garage to create a separation between new proposed study and new utility/ store room. The proposed utility/ store room could also provide an ideal location for a new waste disposal and recycling storage area.

2.02.2 1st FLOOR (Kitchen, Dining & Rear Garden)

- 2.02.2.1.1 New single storey extension with flat sedum roof incorporating roof light over dining area and sliding aluminum doors to rear garden. The extension incorporates extensive glazing which would give it a lightweight appearance and help to minimize the visual impact on the existing terrace rear elevation.

2.02.2.1.2 Internal alterations to create an open-plan kitchen / dining / sitting room.

2.02.2.1.3 New timber decking to rear garden with creation and installation of new bench seating and planter box to existing rear wall.

2.02.3 2nd FLOOR (Sitting Room)

2.02.3.1.1 Replacement of existing PVC windows with new 2 panel (1 fixed and 1 operable) double glazed powder coated aluminum framed windows.

2.02.3.1.2 Installation of a new clean stove burner with. Flue to be located next to existing service duct and vent out at roof level.

2.02.4 3rd FLOOR (Bedroom 2 & Bathroom)

2.02.4.1.1 Internal alterations to improve existing bedroom layout by blocking up of existing door to ensuite bathroom and creation of new door to new bathroom from landing of the stairs.

2.02.4.1.2 Replacement of existing PVC windows with new 2 panel (1 fixed and 1 operable) double glazed powder coated aluminum framed windows.

2.02.4.1.3 Removal of rear metal balcony in order for the roof light in proposed rear extension to benefit from maximum daylight.

2.02.5 4th FLOOR (Bedroom 3)

2.02.5.1.1 Replacement of existing PVC windows with new 2 panel (1 fixed and 1 operable) double glazed powder coated aluminum framed windows.

2.02.6 5th FLOOR (Bedroom 1 & Ensuite Bathroom)

2.02.6.1.1 Replacement of existing PVC windows with new 2 panel (1 fixed and 1 operable) double glazed powder coated aluminum framed windows.

2.02.6.1.2 Blocking up of existing door to bathroom (from stair landing) and door to storage cupboard, and removal of store cupboard walls to create a new ensuite bathroom for Bedroom 1 and improve proposed room layout.

2.02.6.1.3 New roof light above existing internal stair to maximize natural lighting into property.

2.02.7 ROOF TERRACE FLOOR (Roof Terrace & Storage)

- 2.02.7.1.1 Existing access door to roof terrace to be replaced with new powder coated aluminum framed door.
- 2.02.7.1.2 New timber decking to roof terrace.
- 2.02.7.1.3 Installation of new powder coated folding aluminum doors with white panels to storage room for bigger and better access to storage space. Installation of a sink with fixed bench top to provide flexibility to storage room to become part of entertainment space on roof terrace.
- 2.02.7.1.4 Replacing existing timber cladding on outer wall with new white render.

2.02.8 ROOF LEVEL

- 2.02.8.1.1 Installation of new solar PV panels on roof
- 2.02.8.1.2 Installation of new roof light above internal stairs to maximize potential of natural lighting into property.

2.03 IMPACT ON THE GARDEN AMENITY OF THE PROPERTY

The rear extension takes up a large amount of rear garden space however the amenity value of this rear area is considered very low given the fact it is a small north facing garden which backs to a busy road, Adelaide Road. The other amenity areas of the property, the south facing roof terrace and the south facing paved front garden, remains untouched. In addition, a small part of the rear garden is retained in this proposal and this serves as a small landscaped courtyard for the building owners. Hence, the extension is not considered to materially affect the amenity value of the property.

2.04 IMPACT ON THE APPEARANCE OF THE BUILDING AND CHARACTER OF THE AREA

The rear extension will be mostly screened from Adelaide Road by the current level of the rear boundary fence. The extension will stand approximately 2.8m above garden level and will consist of a flat roof with a low profile roof light. Any material impact on the street scene will be little as visibility from the public realm will be low. The rear elevation of the extension will be fully glazed to maximize light into the property and at the same time giving a light weight appearance to the whole extension. The overall appearance, materials, color and detailing of the extension will be modern which is in keeping with the existing property.

The design will be in keeping with those extensions already approved at 33, 37, 45, 59 and 61 Quickswood.

2.05 IMPACT ON AMENITIES OF NEIGHBOURING PROPERTIES

The rear extension is considered not to have a significant impact on the amenities of the neighbouring properties in terms of loss of light, outlook, privacy and increased sense of enclosure as the extension is not that much higher than the existing share boundary fence between the application property and the neighbouring properties of No. 53 and No.57. Currently, there is a 2m high timber fencing running between the application property and its both neighbouring properties.

2.06 INCLUSIVE ACCESS

The existing access to the property will remain (i.e. via the front entrance door at ground floor level). The proposed works will cause no worsening to the access arrangements.

2.07 ACCESSABILITY TO AND BETWEEN PARTS OF THE PROPOSED WORKS

See above.

2.08 RELATIOHSIP BETWEEN THE PROPOSED WORKS AND PUBLIC ROUTES

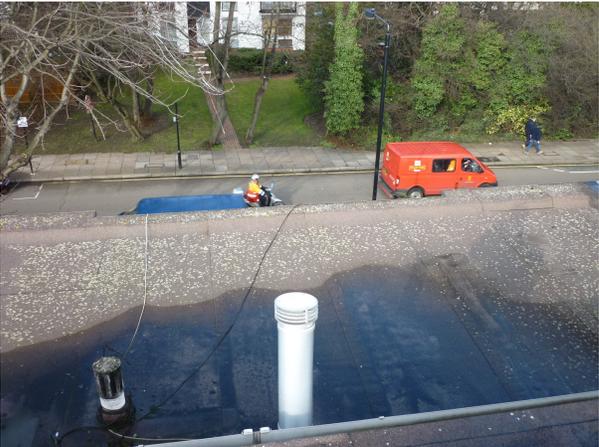
No change.

2.09 SUSTAINABILITY

- 2.09.1 New insulated walls and double glazed roof lights will improve energy efficiency of the house.
- 2.09.2 New energy efficient heating including installation of a new clean stove burner will greatly improve energy efficiency of the house hence helping with conservation of energy.
- 2.09.3 New sedum green roof to rear extension will improve energy efficiency of the house.
- 2.09.4 New lighting used will be energy efficient.
- 2.09.5 New solar PV panels on the roof will help with conservation of energy by using a form of natural source of energy.

2.10 PHOTOGRAPHIC RECORD OF No. 55 and surrounding properties

2.10.1 External images of Property



2.10.2 Surrounding Quickswood properties with window changes and garage conversions

