

Design & Access Statement for

63 Patshull Road NW5 2LE

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Introduction

The purpose of this document is to supplement the drawings forming part of the application for planning permission to build a rear extension to the above property. The property is a single family dwelling located in the Bartholomew Estate conservation area.

Use

The current use of the building is a single dwelling house. Accommodation comprises of five bedrooms and two bathrooms on the upper floors, and on the ground floor two reception rooms and a kitchen and store room in two outrigger extensions.

The first floor has a very narrow projecting outrigger which currently contains a very cold bathroom.

The proposed use remains the same, although my client wishes to increase the size of the kitchen, which is currently dilapidated and detrimental to the conservation area, and add a downstairs WC and small utility room. The proposal is a combination of 2 previously granted applications (2009/2717/P and 2009/1182/P). New to this application is the rebuilding of the first floor bathroom rear outrigger.

Amount

The existing kitchen outrigger already establishes a language of ground floor extensions. The proposal extends this form by less than 3m to the rear, for which we have already had planning approval (2009/2717/P). The only difference in this application from the previous at ground floor level is that we do not wish to make the connection to the rear living room, but want to retain the slot window on the flank wall.

On the first floor the bathroom outrigger is to be demolished and rebuilt. The condition of the brick work is so poor that it will be impossible to prop it during the works to the ground floor and therefore better to take it down and rebuild it. This give us the opportunity to construct a wall that is better insulated than the existing, and gives us an opportunity to move it sideways by 200mm and make the room inside much more functional a bathroom. The rear wall of the 1st floor outrigger will be rebuilt in brick to match the existing albeit 200mm wider (1 extra brick).

Layout

The existing layout of the ground floor is not suitable for a modern family and my client wishes to improve this. The main problem is the size of the kitchen, and the lack of connection to the rear reception room. There is also no ground floor WC which makes it difficult for elderly visitors.

The proposal introduces a downstairs WC, and relocates the laundry facilities into a separate properly ventilated utility room.

A modern extension also has considerable advantages with regard to the preservation of heat and power. The new ground floor high performance thermal element wraps the rear wall of the ground floor and removes the 'cold sink' effect and creates instead a warm hub that filters through the house up the stairwell.

On the first floor, by rebuilding, we are able to create a warm bathroom that is wide enough for a full width bath. Something that is missing from this house and something that is required for a family dwelling. The extra 200mm will give this space a disproportionate amount of additional flexibility for what is a negligible variation the exterior.

Scale

The proposed extension represents a small increase in floor area and physical volume, but a large improvement to the quality of the internal spaces.

The existing outriggers already define a form of single story ground floor extensions. The proposal follows the same pattern and scale of that established form. It is marginally longer at ground floor, but the garden is large and therefore proportionally negligible.

The increase of width at first floor is negligible from the exterior and therefore the scale remains comparable.

Landscaping

The front garden landscaping of the property will not be affected by the proposal. The rear of the property will have some minor changes as a result of the works. In principle however, the shift in habitation of the interior towards the rear will result in the more frequent use of the garden and therefore more regular maintenance as it will become a more prominent focus of the new spaces.

The boundary conditions remain unchanged all around the site.

Just one tree, located in the garden of number sixty five, will be subject to pruning with consent of the neighbour. The tree is an overgrown Bay tree which has a root structure very close to the existing buildings on both sides. It severely restricts the light into the rear living rooms of both number 63 and 65. I am not a qualified arboriculturist but as a qualified architect with experience of Victorian foundations I would say that this tree poses a threat to the existing buildings and should be heavily reduced to prevent potential damage.

Appearance

To the public realm, there is no change. The works will allow the interior of the house to work in a more dynamic way. This is particularly true in terms of environmental performance. The new thermal elements to the rear will help preserve the front elevation and the appearance of the conservation area as requirement for upgraded windows on the front elevation will be offset.

At the rear the existing materials are white painted brick. The proposal is to render both flank walls of the proposed extensions and paint it white to maximise the light filtering down the side return. The rear elevation of both extensions will be in reclaimed London stocks to match the existing building. This will also create an aesthetic connection between the two rear outriggers, following a pattern of white flanks and brick rear elevations. The use of glazing and white render will create zoning of the rear elevation and prevent it from becoming monotonous. Building materials and details will be of the highest quality and given the current outriggers' run-down condition and aesthetic, the overall appearance of the rear elevation will be improved – further enhancing the conservation area.

The proposal has a window in the side return. This increases the sense of width while maintaining the physical form of the outrigger. As the 2M wide space immediately in front of this window is a useable and accessible part of the garden, so having a window here does not impose a greater loss of privacy for the neighbour than currently exists. The existing flank wall clearly shows that there was originally a window in the wall, so this window represents a reinstating of the original.

Access

The addition of a ground floor WC will improve access for elderly and disabled visitors.

Conclusion

The amendment to the ground floor of the approved application (ref 2009/2717/P and 2009/1182/P) should be granted permission. This proposal is essentially a redetection of development from the more recent application, this application is simply a regularisation of what we intend to actually build. The added works to the 1st floor represent such a tiny change to the physical form that it will have no impact on any neighbour or the conservation area. The most significant change would be the rendering of the flank wall of the 1st floor, but actually the effect of this harmonises the two extensions and creates an overall improvement of the rear elevation. Combined with the opportunity to improve the insulation (only achievable in this instance by using a rendered exterior finish) requires any reason to refuse this application to be very significant.

The proposed area of development is not in sight from the public realm and as the design, materials and proposed quality of workmanship is of the highest standard, any view of the rear of 63 Patshull Road will be improved. The conservation area will be enhanced and preserved as a result of the proposed development.

End.