

Design & Access Statement 24 Ellerdale Road NW3 6BB

Use

Number 24 Ellerdale Road is a semi detached four floor large Edwardian house that has been modernised since built to form three flats with a recent alteration to the access to the flats. The ground and lower ground form a self contained maisonette accessed from the central main door and porch. The upper first and second floor flats are accessed from a side addition with its own stair that reverts over to the main central staircase at first floor level. The proposal is twofold, firstly the formation of an additional floor and staircase extension to the side addition and secondly the change of use of the first floor to be incorporated into the lower maisonette to form two self contained flats from the three existing.

Amount

The proposals will provide additional space to the second floor flat by the inclusion of the side staircase for the exclusive use of that flat. There are no other external alterations.

Layout

The proposal would necessitate the removal of the existing roof and copings to the side addition and the formation of an additional floor to access the second floor flat without using the internal staircase which would become the main staircase again for the lower maisonette.

Scale

Number 24 Ellerdale Road is out of scale with the surrounding houses in the road by virtue of the joining of it to number 22 to the North side and the addition of a large cantilevered front balcony at second floor level extending through to no 22. Number 22 stands out as it is beyond the front building line of No 24. The side extension would have little or no impact on the neighbouring properties as there would be no overlooking window in the side addition and the existing side overlooking window would be incorporated into the new additional floor and roof. By virtue of it being set back from the main front elevation the impact of the additional floor is reduced. There is a substantial gap between the properties 24 and 26 which is also divided into single floor flats with its main staircase facing the one in No 24.

Landscaping

The proposals would require no additional landscaping. The proposal is already landscaped with decorative railings planting and York stone paving to surfaces and paths with an existing bin store and meter cupboard area.

Appearance

The proposed new side addition would be constructed in Second hand London Stock bricks to match the existing addition and the new roof would be slated and of a similar profile to the existing.

Access

The House access is above street level.

Access to the house does not provide for ramped access to the front door and or the rear garden. Wheelchair access to the front door and rear garden could be formed by the use of a portable ramp only. Escape in case of fire could be by means of Fire brigade ladder to the front dormer windows or balcony from the street all as existing.