

**18 HARMOOD STREET – EXTENSIONS to SINGLE FAMILY HOUSE  
DESIGN & ACCESS STATEMENT  
DALE LOTH ARCHITECTS, MARCH 2009**

**USE**

This is a single family terraced Victorian house in the Harmond Conservation Area. The houses in this terrace are modest in scale and the small rooms do not easily accommodate the modern needs of a family. The inadequate bathroom is currently located in the loft space, remote from the living rooms, and with headroom restricted by dormers added some years ago to the butterfly roof. The stair to this facility is narrow and steep, making access difficult. The shared children's bedroom has sufficient room for beds but no space for homework or play, increasing the demands on the limited living areas. The proposed extensions at first and second floor levels address these shortcomings to better meet the needs of the present generation and ensure the sustainability of the house in the future.

**NEIGHBOURING PROPERTIES (SCALE & AMOUNT OF DEVELOPMENT)**

In contrast to other houses in the terrace where the roof scape is already significantly altered, no.18 retains the two storey rear extension and has small dormers added to the main roof pitch, built partly off the rear parapet. The adjoining houses to either side, nos. 16 and 20, each have second floor extensions added to the rear extension and no.16 has a roof garden with glazed access stair over the main part of the house. No.22 has a full second floor extension over the main part of the house, with mansard roof to the front and raised brick façade to the rear. In addition, no.16 was granted planning approval in 2005 for a two storey, fully glazed infill between rear extensions, extending into the garden beyond the line of the rearmost wall and rising the full height from ground floor up to the parapet of the second floor extension.

**PROPOSED EXTENSIONS (DESIGN & APPEARANCE)**

The proposed second floor extension matches the shape, size and materials of the extensions to nos.16 and 20. Although street views of the rear are restricted, particularly since the construction of the new development in Harmond Grove, the extension will help to restore the uniformity of this stretch of terrace and enhance the conservation area. This extension, combined with the existing dormers, creates space for a single bedroom and allows the stair to be rebuilt to a safer and more comfortable pitch. A small roof terrace, matching those to nos.16 and 20, will be reached by a glazed door from the bedroom. More importantly this change allows the bathroom to be relocated to the first floor to create an appropriately sized family bathroom in a more practical position.

On the first floor, a glazed infill extension on the existing terrace will enlarge the existing bedroom to provide a study / play space. The extension will read as a subordinate element contained between the brick side walls of the rear extensions to nos. 18 and 20, retaining the original pattern of solid and void. The façade and roof will be glazed in order to continue the lightweight form of the existing ground floor infill and link the levels as a consistent whole. Lead gutters to each side allow a route for rainwater from the main roof. As the new façade is set back from the adjacent building lines, part of the existing first floor terrace will remain, with access via a glazed door.

The overall scale of the extensions is in keeping with the established pattern in the group and since both adjacent houses already have terraces at upper levels the amenities of adjoining occupiers should not be compromised.

**ACCESS**

Generally the main part of the house will remain as existing. Moving the bathroom to the first floor makes this more accessible to the rest of the house and the altered layout of the top floor will allow a conventionally sized stair to the new bedroom.