

13a Arkright Road, London, NW3 6AA

Design and Access Statement

The Property

The existing building is a 2 storey (plus dormers in roof) stucco fronted detached house, with a front garden and parking, a side access path and a rear garden.

The Proposals

(The roof)

Currently the existing roof is tiled in curved clay tiles and compared to adjacent houses on the street, seems a wrong proportion to the house. The front gable roof also has a masonry feature which is not fitting to the style of the area.

The proposals are to replace the existing main roof and raise the ridge slightly to create a roof which is in proportion, and also use flat clay tiles which are used on other houses in the vicinity. This main roof will also have new flat roof dormer windows to the front and rear with timber framed windows to match the existing. There are also some roof lights indicated to the rear of the property.

The front gable roof will also be replaced with a flat clay tiled roof, with the masonry detail removed and replaced with a simple rendered wall.

The section of building to the rear will also have a new gable style roof to match the one at the front with new timber framed windows to match the existing and roof lights over the new bathroom.

(The ground floor rear extension)

There is a single storey rear extension proposed to the rear with timber framed french doors and an orangery style roof to form a living / dining space.

(The front garden)

Some traditional style black wrought iron sliding gates are proposed to the front with a new paved area, and a lawn and planting to the lower level in front of the house (to replace an existing paved area and pond)

Vehicular and Pedestrian Access will remain unchanged.