

7 Spencer Rise, NW5 Design and access statement

1. This is a late Victorian terrace house in a street which appears to have developed a little more piecemeal towards the southern end [No 9 down]. The owners have lived in the house for several years and want to make the *best use of it without diluting its character*.

2. The extensions and alterations that they are proposing have been made in one form or another to other properties in the street and to the houses in Chetwynd Road backing onto the rear gardens.

3. **Single storey extension.** The owners would like to enlarge the existing kitchen in the back extension by extending out to the side. The kitchen in the back extension is relatively narrow and it is difficult to fit a dining table and chairs. The owners have two young children and want to eat together as a family.

The existing patio at the side of the house is 13 m². The main garden [laid to lawn] is 37m².

The proposed single storey extension is 2.1m wide x 4.1m long and falls short of the window to a habitable room at No 9. The remaining garden area is 46m².

The party wall is 1.85m high on No 7 side, but due to Spencer Rise being on a hill, the nextdoor house No 9 is at a higher level, and the height of the boundary wall is 1.35m high. When the owners moved in, they erected a trellis 900mm high on top of the boundary wall for climbing plants, to provide some privacy.

The roof of the extension is pitched, in order to slope away from the adjoining property at No 9. The height of the roof has been carefully designed to run above the original French door opening in the main rear wall of the property.

4. **Additional storey to back extension.** The owners would like to provide an additional bedroom so that the two children have a room of their own. The existing back extension has a roof terrace at second floor level which is unsatisfactory. The roof profile of the extension emulates the pitch of the main roof with the height of the ceiling at eaves kept low, at 1.8m. The extension is almost a full storey below the main house. Several other houses in the street have added another storey to the back extension in a similar style.

5. **Appearance.** The walls of the new extensions will be secondhand stock bricks to match existing. The roof of the new storey will be Eternit Rivendale slates which have a pleasing, riven appearance. The window will be a timber traditional sash window. The roof to the single storey extension will be glazed, with sliding folding doors leading out to the patio.

5. The intention is to renovate the house to form a satisfying family house for a generation.

6. **Access.** The relation of the house to the street is not being altered and the existing Victorian arrangement of split level floors separated by a flight of stairs is being retained. However a level access at the patio door opening to the new single storey extension is being introduced that would make it easier to go into the garden for ambulant disabled [parents of the owners] and the young children.

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