

Design & Access Statement 4 HEATH HURST ROAD LONDON NW3 2RX

Use

Number 4 Heath Hurst Road is a detached three floor house that has been mainly unmodernised since built. The proposal is for the formation of a new rear extension by infilling a corner at ground floor level to form a new kitchen dining family area. The moving up of the floors to the rear addition to form a level first floor and full height ground floor. The formation of a rear terrace at first floor level, the extending up of one side of the rear addition to form a bathroom the same level as the first floor. The alteration of the main staircase to line through with the new levels and the formation of an extension to the main staircase to access the second floor. Finally it is proposed to insert two conservation rooflights to the front elevation and adjust the existing rear dormer to suit the new staircase.

Amount

The proposals will provide additional space by the inclusion of the existing corner offset at the ground floor.

Layout

The proposal would necessitate the removal of the existing rear hotch potch of windows and rear lean to roof of the rear side flat bay. Improve the rear elevation and form a modern family house with new bathrooms and kitchen.

Scale

Number 4 Heath Hurst Road is out of scale with the surrounding houses in the road all of which are four stories. Number 4 stands out as an oddity as it is both the only detached house in the road but also out of scale to both sides of the road. The rear extension would have little or no impact on the neighbouring properties in Heath Hurst Road and would only just be visible from the cul-de-sac off Keats Grove to the rear.

Landscaping

The proposals would require no additional landscaping. The proposal will rebuild the rear boundary wall to a 2m height in matching brickwork.

Appearance

The proposed new side balcony would not be visible from the surrounding properties which in the main present blank brick walls. The new rear windows and extension would attempt to unify the elevation.

They would be in white painted timber traditional sections toughened lowE argon filled double glazed units to Part L of the Building Regulations. They would provide better Insulation to the house and would comply with current energy and draft proofing requirements.

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 new front conservation rooflights from the street.