

## **DESIGN AND ACCESS STATEMENT**

**Ref. 07-04 / P / Statement**

### **Project:**

Proposed Alterations + Additions to House  
"Wallend"  
2C Ospringe Road, London NW5 2JE

### **Proposal:**

"Wallend" is currently a 2-storey house with living/dining rooms and kitchen on the lower floor level (approximately 750mm below grade), and 2 bedrooms and a bathroom on the upper floor. The upper floor occupies what is essentially the mansard roof space to the south and west.

The proposal is for the existing functional organisation to be inverted, whereby the living spaces enjoy an elevated position in capturing light and air. The proposal also creates a new entry porch, at an intermediate level, connecting the 2 floors; an alcove area for the main bedroom, and a new bike store accessed externally.

Whilst the overall lower floor plan footprint remains unaltered, the proposal is to create 3 bedrooms at this level, thereby increasing the capacity of the house to operate as a family dwelling. It is also proposed that the upper floor area is increased by 5.75 sq m. This is achieved by cantilevering a return bay of at the southern and western edges of the existing house, by 750mm, and 1050mm respectively. To offset the restricted headroom imposed by the existing sloping mansard roof, and to avail the living spaces of south facing light and passive heating, it is proposed to locally increase the height of the ceiling by 1100mm - over an extent of 14 sq m floor area only - which becomes the main living space. This increased volume sits in a major relationship with the existing dormer window to the east. The roof composition, sitting behind the existing garden wall with a mature cherry blossom tree and hedging, becomes the new street image for the house. From this new living space, a new set of stairs - angled away from the neighbouring fence and trellis - connect with a re-modelled upper garden courtyard/terrace to the west, and offering a second means of escape.

### **Good Neighbourliness, Scale and Streetscape:**

The proposal respects its context and makes certain that it does not deprive its neighbours of light and privacy.

The proposed increased height for the living room will not alter the sun/shadow patterns to the rear courtyard of the dwelling at 139 Brecknock Road. Care has also been taken in the placement of new windows, which are oriented away from overlooking existing neighbouring courtyard entryways and terrace viz. of 2B Ospringe Road.

"Wallend" is an unusual and quirky infill built in the 1970's, helping the Victorian terraces "turn the corner" at Brecknock and Ospringe Roads. The proposal has been carefully scaled, mediating the heights of neighbouring properties, and presenting a visually interesting composition at street level. The proposed addition reflects the alterations made to 2B Ospringe Road where an upper floor has previously been added. The proposal is a calm but contemporary intervention, and one which consolidates the existing urban pattern.

**Access:**

The creation of a new entry porch at one-third level above the lower floor will greatly improve the general internal access and circulation to both levels of the house. Externally, access to the garden courtyard/terraces will be improved – refer to Landscaping description below.

**Materials:**

- Existing Roof – New single-ply membrane over new insulation. Colour: Neutral Grey
- New Roof and Existing Mansards – Standing Seam Zinc over insulation. Colour: Natural
- New External Walls – Standing Seam Zinc over insulation. Colour: Natural
- Windows, Rooflights and Clerestories – Timber/Aluminium framed double-glazing
- Rear Stairs – Coated Steel and Timber
- Extended street-front garden wall – From reclaimed bricks taken from re-modelled landscaping works within the courtyards

Zinc has been chosen as the predominant cladding material to reflect the zinc-panelled components used at the upper level of the neighbouring dwelling at 2B Osprunge Road.

**Energy Efficiency:**

The intention is to update a significant part of the building fabric, thereby increasing the thermal capacity and minimising the air permeability of the whole house. The existing roof, including the mansards, will be provided with new insulation and cladding. All existing windows will be renewed with Timber/Aluminium framed double-glazing. The new addition to the Living Room is designed to maximise passive heating with orientation to the South. All new work will meet or better Part M legislation. The existing heating and hot water boiler will be replaced, and all new electrical fittings to be energy efficient.

**Landscaping:**

It is the intention of the Applicants to re-landscape the garden courtyards and terraces of the house, to improve access, and to create distinctive areas of use. This work however, does not form part of this application. It is worth noting that the existing, mature Cherry Blossom and wall hedges / trellised vines at boundaries will remain untouched, to be reinforced by new planting