

DESIGN AND ACCESS STATEMENT

**Extension and Structural Alterations at
51 Upper Park Road, London NW3 2UL**

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THE SITE

The property is a detached, 2 storey house, built as a Studio in the late c19th. It is situated between two rows of terrace houses facing onto Upper Park Road, a quiet residential street. The front area has been paved and has space for a number of cars. The entrance is by an entry courtyard with secure access from the street. A side alley continues to give access to the rear garden.

DESCRIPTION OF PROPOSED DEVELOPMENT

The Studio House is in single family occupation with Reception Room, Studio, Dining Room/Kitchen, Bathroom and Three Bedrooms, one with adjacent WC/Shower.

The Design Brief called for a glazed extension of the kitchen /dining area to provide an improved open plan and larger access to the garden. Also, to formalise existing access to the balcony on the Kitchen Roof, by lowering the window cills to the first floor bedrooms and constructing doors to the same design and forming a metal balustrade to the front edge and a spiral staircase to the ground.

The scheme now submitted proposes a glazed extension projecting 2.5m into the garden giving an additional space of 19.2 sq.m. gross. The first floor bedroom window cills to be lowered and new timber doors formed to similar profiles as the existing. A metal balustrade facing the garden and a metal spiral staircase to one side. The brick parapet walls enclosing the balcony to be raised to eaves height of the rear gable.

DESIGN STATEMENT

The side walls of the existing building will be extended towards the garden to form the proposed extension. Materials will be stock brickwork to match the existing.

The rear wall will be formed in timber with pairs of double doors with timber shiplap boarding between to cill height and windows above.

The form of the extension is derived from the requirements of the brief and of the site conditions. A simple glazed roof between the brick side walls.

Materials proposed are:

- Roof: Clear double glazing in metal glazing bars. Black finish.
- Flashings: Lead
- Rainwater Goods: Pressed metal. Black finish.
- Fascia and Eaves: Timber, painted gloss.
- Balustrade/Spiral Stair: Mild steel, painted gloss.
- Walls: Reclaimed stock bricks.
- Windows and Doors: Timber, painted gloss.

ACCESS STATEMENT

No increase in the number of people accommodated is proposed. The actual increase in floor area is 19.2 sq.m.

It is considered that the proposal falls within existing usage.

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