

DESIGN AND ACCESS STATEMENT

JULY 2007

5 ALVANLEY GARDENS, WEST HAMPSTEAD, LONDON, NW6 1JD

1 SITE ANALYSIS

The property is a semi-detached family house built in the early 1920ies, which has been used as a family home since its construction.

The general decorative condition of the exterior is in need of attention, particularly the timber windows, which are in a poor state. It is proposed to renew all the windows to the property with similar style and proportioned powder coated white aluminium windows and doors.

The front peppledash finish is worn and it is proposed to re-render the exterior and have a painted smooth rendered finish.
the pavement level below.

The front door is approached by several steps leading to a raised porch area in front of the main entrance door. It is proposed to construct a new enclosed entrance lobby with a small tiled pitched roof above.

2 DESIGN PROCESS COMPONENTS

The design process components are basically a refurbishment of the property in terms of decorative condition, matching in appearance the existing style of the property, and to accommodation present day living patterns in the resident family.

3 DESIGN SOLUTION

The proposed design components include the proposed single storey rear extension with roof terrace over, as on adjoining property; The removal of the rear spiral staircase, and the renewal of all windows to match existing style and proportions; and the construction of a new entrance porch/Lobby at the front elevation, and the formation of a side flank wall dormer to allow for an extension of the existing staircase into the existing loft rooms

4 ACCESS

The existing front garden is used for car parking, and this will be re-designed to allow for a more secure aspect to the pavement in terms of fencing/railings, to all the children in the family to use the front garden in a safe manner.

Access at the side of the house will allow the family bicycles to be stored safely in the rear garden.