

HALLY + ADITHIYA ARCHITECTS

Design and Access Statement

Rear Extension and alterations to 118 Heath Street, W3

Heath Street is composed of predominantly Victorian buildings; however this street suffers from very heavy traffic flow. Number 118 is a Grade II listed building and has three floors with the lower ground floor only visible from the rear of the building. It is situated at the end of a row of terraced houses. We have made every effort to maintain the existing front elevation with its Victorian detailing being left unaltered.

Our clients are a young professional couple with 2 young children. Their aim is to reinstate original features, i.e. cornices, skirtings, ceiling roses, etc to the interior throughout all floors and install single acoustic glazing to all windows to minimize the loud traffic noise from outside. The rear elevation presently has white painted timber sash windows and brick external walls. It is our intention to extend the kitchen to the boundary wall at the lower ground floor enabling more space and light to the presently very dark interior. The existing glazed door at the rear (which appears to not be original) is to be removed and replaced by the adjacent existing timber sash window to match the existing windows. The extension will be accessed at the rear through white painted timber sliding doors with a flush threshold. Please note that the approach to the building from Heath Street and access to both the front and rear doors remains as existing.

The main building is to remain in its existing brickwork and the new rear extension is to be matched to the existing to be in keeping with the original. The sliding door is likely to be white painted timber framed. Great care was taken to ensure the window and sliding doors was in proportion with the rest of the building. The roof of the lower ground extension is to be slate with two roof lights to encourage light into the new kitchen, yet discourage overlooking from the upper levels; therefore a fully glazed roof was not used.

Prior to preparing our planning submission we met with duty planning Officer Ms Mary Samuel (15th March 2007) who gave guidance on our approach towards the design and highlighted planning guidance notes we should use. We prepared photo montage sheets/ sketches and provisional proposal ideas for this meeting. These ideas were discussed helping us to move forward with our design concept, with an aim of creating a simple addition in-keeping with the surroundings and main house, and taking into account the scale of the buildings and their new extension in the area.

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