

Access & Design Statement:

18 Harmood Street London NW1 1DJ

Existing:

1. Harmood Street is located off Chalk Farm Road in the Harmood Street Conservation Area.
2. The existing Victorian mid terrace house comprises, ground and first floor with an extra storey on the rear extension. The butterfly roof is hidden behind a parapet with a white stucco cornice. The rear elevation has been extended in the past with a somewhat unattractive modern French doors and fixed lights and windows. It faces onto a very attractive York stone paved garden.
3. The parking facilities on Harmood Street are restricted, by yellow lines together with residents parking bays and some pay meters for visitors.
4. The area is well provided with transport links, via the underground, buses and main line rail stations.

Proposed Access:

5. The existing envelope of the building is not being altered in any major way except for the addition of two small extensions to the rear infilling in the lower case and mirroring an adjacent extension in the other.
6. The entire structure built as was traditional with virtually no foundations is to be underpinned and excavated and tanked to provide another entire floor. This floor will be lit by a sunken window in the existing flower bed at the front and by large one and a half storey height sliding folding doors fixed lights and fan lights at the back leading to a sunken terrace paved with York stone.
7. Access to the new accommodation will be by existing stairs above and a matching staircase down to the basement.

Proposed Design:

8. The intention is to retain the existing scale of the building and to match the surrounding buildings that have already been extended, therefore the proposal does not include any contrasting construction details and the existing features are being retained and in the case of the railings reused.
9. The upper extensions will be of brick construction to match the existing London Stock bricks, of which the adjoining buildings are also constructed.
10. The new French doors, sliding folding doors and basement glazing will all be double, glazed powder coated aluminium and of high performance design.
11. The front window in the basement will be a traditional vertical sliding sash set below ground level in a stepped light well. The rear bedroom window at first floor level will be a replica of the other existing sash window.

24 November 2006
