

## **DESIGN AND ACCESS STATEMENT**

36c Arkwright Road, London, NW3 6BH

6<sup>th</sup> November 2014

### **Introduction**

The site is currently a mid-terrace private residence in Arkwright Road, Hampstead. The house falls in the Redington and Frogna Conservation Area.

To the front the footprint of the terrace steps in to form a recess where the entrances and upper floors step back. To the rear the building line is angled asymmetrically and backs on to an area of private garden with a larger communal area beyond.

### **Accommodation**

The proposals look to partially infill the recess to the front to provide a larger bedroom on the upper floor and a WC and small utility cupboard to the ground floor. A conservatory structure is proposed to the rear at ground floor level.

### **Layout**

The front extension will extend the existing footprint of the building by 2.15m. This will leave a significant setback so as to visually maintain the stepped building line. The rear conservatory structure directly relates to the change in angle to the rear elevation and protrudes a maximum of 2.15m from the rear facade.

### **Materials**

The new wall to the front of the house is proposed to be horizontal timber cladding to match existing with the window to first floor being reused. A PPC metal and glass canopy is proposed for protection to the front door which will form part of a timber and glass doorset including the window to the WC. Rendered block walls, PPC bifold doors and a glass roof make up the rear conservatory.

### **Access**

The property is currently accessed via the front door over a stepped threshold. The proposals tie into the current floor levels and as such, the access situation is not made any worse.