

design solutions

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DESIGN AND ACCESS STATEMENT
Revision 00

Project:

Rear extension with new sliding glazed doors, new front door and
upgrading of existing porch, raised rear terrace and further internal
alterations

at

Epworth, Antrim Road, London NW3 4XN

The Existing Building

The existing building is part of two pairs of semi-detached Arts & Craft style houses, built around 1900, consisting of two storey plus roof, with approximately 210 m² Gross Internal Area. Located in the Belsize Park Conservation Area (Sub Area Five: Primrose Gardens/Antrim Road) and designated as residential use (single dwelling). The external walls are a mixture of London stock bricks with feature terracotta arched lintels and reveals, with some white rendered surfaces. Doors and windows are white painted timber frames. The main roof and dormer cheeks are clad with dark tone grey slates. The exposed pipework is black metal and UPVC.



Existing front elevation at Antrim

Proposal Description

The proposal consists of a small Ground Floor rear extension of the living space to be in line with the existing rear wall. The existing glazed roof is to be replaced with a new flat roof and a rooflight. The existing rear elevations will be replaced with sliding doors facing the rear garden. Part of the existing crazy paving rear terrace is to be raised by 2 steps from the surrounding external ground levels, so it can be levelled with the internal floor level.

The proposal's new materials will match the existing in type, style and appearance to preserve the character and elegance of the building. The new pipework will be black to match the existing. However the new rear extension aims to introduce a soft touch of modernity with orthogonal lines, white render walls and metal glazed sliding doors designed to harmoniously integrate with the existing style of the house.

A new front door has been proposed as a nod to the vertical elements of the front elevation with timber fascias to either side to replicate those on the front bay window

The Process

- Physical Assessment

The proposal will retain the existing user class which is currently single dwelling residential use



Existing front elevation at Antrim Road

- Social Assessment

Having in mind the scale of the proposed we do not see any significant changes to the social context in the area.

- Economic Assessment

The proposed development will create jobs during the construction. Floor area will be increased and appearance of the building would be improved. These factors will affect the value of the property.

Planning Policy Assessment

Relevant policies have influenced our proposal:

- **CS5** Sustainability
- **CS14** Buildings in Conservation Areas
- **CPG 2** Materials and Characters of Conservations Areas
- **CPG3** Conservation Areas: Extensions, Alterations & Conservatories
- **DP24** Securing High Quality Design
- **DP25** Conserving Camden's Heritage
- **DP26** Managing the impact of development on occupiers and neighbours

Evaluation

Having in mind the above, it was concluded that proposed works are feasible, and no major objections could be identified.

Design

The scheme was designed having in mind the following:

- Improve the buildings appearance from the rear
- Improve the use of the rear garden
- Improve the internal layout
- Improve and upgrade the building fabric with better energy efficiency, water and waste management components.
- Improve the appearance from the street with a new front door and timber fascias



Existing front and side elevation at Antrim Road

Use

The current use of the building is residential (single dwelling). There will be no change to the existing use.

Amount

The amount of the proposed is as follows:

- 80cm rear extension with sliding doors and new rooflight at Ground Floor
- Raised rear terrace by 2 steps
- Minor extension to slate roof-Rear Elevation
- 1 no. Skylight at Top Floor-Side Elevation Roof

Layout

Layouts at Ground, First & Second Floor to be altered internally

Scale

The area of the extension will be 4.1 m. wide x 0.8m deep. The top of the new parapet will be 3.2 m. from the proposed new terrace level. This is about 10cm higher than the existing glazed roof eaves which is 3.1m. from Ground Floor internal level and 3.5 from the rear garden level.

Appearance

The new French doors to the side will be white painted timber frames to match existing

The new extension will be white rendered walls with grey metal sliding doors

The existing side window to the kitchen will be blocked off.

Trees & Landscape

The proposal will not affect the existing trees

Access

- Vehicular and Transport Links

Proposed development will not affect the existing movement patterns around and through the site.

- Inclusive access

The proposed development will not affect the existing conditions.



Existing rear elevation