



Clifton Interiors Ltd
168 Regent's Park Road
Primrose Hill
London
NW1 8XN

DESIGN & ACCESS STATEMENT

Project	53 Quickswood, London NW3 3SA	Ref.	1409 / DAS 01
Subject	Design & Access Statement	Pages	1 of 7
Name	Maria Zappone	Date	29 October 2014



Front elevation

INTRODUCTION

This Design & Access Statement should be read in conjunction with the following drawings:

- 1409-P001 OS Map
- 1409-P010 Site Plan
- 1409-P100 Existing & Proposed Lower Ground Floor Plan
- 1409-P101 Existing & Proposed Upper Ground Floor Plan
- 1409-P102 Existing & Proposed First Floor Plan
- 1409-P103 Existing & Proposed Second Floor Plan
- 1409-P200 Existing & Proposed Section
- 1409-P300 Existing & Proposed Front Elevation
- 1409-P301 Existing & Proposed Rear Elevation



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SITE & SURROUNDINGS

Quickswood is a sector of the Chalcot Estate, a large estate of family houses built between the late 1960s and early 1980s. The Quickswood sector occupies the majority of land bounded by Adelaide Road, to the north, Primrose Hill Road to the east, King Henry's Road to the south and Elsworthy Rise to the west.

The subject site, No. 53, is part of a bank of uniform attached three storey terrace properties with a split-level internal layout so that the rear room at garden level is appropriately 1.4m higher than the entrance level. They have small north facing gardens backing onto Adelaide Road, and large south facing terraces at roof level. The terrace has a north-south orientation.

It is not located in a Conservation Area, nor is it a Listed building.

The majority of houses in this terrace block have been adapted in some way since they were built. The most common alteration has been the conversion of the ground floor garage to a habitable room. The other significant and common alteration is a full width single storey rear extension.

THE DESIGN PROPOSAL & PLANNING CONSIDERATIONS

This application seeks Planning Permission for:

- A new extension and associated works to existing rear façade and garden, including replacement of the timber boundary fence;
- Removal of existing garage door to be replaced with full height window and external adjustable louvers to convert the garage to a study;
- Replacement of all existing front and rear, UPVC windows and external doors; replacement of existing cladding between the windows – like for like - to match the existing cladding; and new flue outlet to the front façade;
- Replacement of wall cladding to the roof terrace for a rendered finish; replacement of roof terrace floor finish; and climate control units fitted to the roof in a concealed position.

There are a number of precedents for the works in various forms in the houses immediately adjacent and nearby, such as No 55, the adjacent property to the subject site.

The proposals are also in line with the 'Proposal for Building and Design Guidelines – Sector D of the Chalcot Estate', a document endorsed by QRA Committee in support of the Chalcot Architects Forum (CAF).



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Proposed Extension

The proposal for a full width, single storey 3.8 metre rear extension with roof light would extend into the rear garden. It's height and projection, is to match the height of the neighbouring extension to No. 55.

The proposed extension allows for an informal open plan living space on the garden level, including a kitchen, living and dining area all on one floor. The extension is intended to become a garden room, with light spilling in from the proposed roof light.

A 2m deep outdoor patio is created to provide an outdoor space with raised garden bed to the rear and one side, which may improve the noise levels from the highway beyond, and maintain a green aspect to the garden.

The external walls to the extension, as well as the new boundary fence to two sides are proposed to be in masonry with a painted white render finish, in harmony with the existing external finishes. The existing depilated timber paling fences are to be replaced.

Double sliding doors will exit onto the Patio – they will reflect the existing style, opening size and arrangement to the rear at the garden level, being UPVC in a white finish, sliding doors with sidelights. The flat roof to the extension is to be a single membrane flat roof covering with a simple rectangular roof light.

Like the extension at No. 55, the proposal involves the removal of the existing balcony railing to the first floor windows, which is necessary to achieve a consistent internal floor to ceiling height and to match the parapet level at No. 55, so the two extensions read coherently.

Approval has been granted for similar extensions at numbers 37, 43, 45, 55, 59, 61, 63 and 65 Quickswood.

The rear extension takes up a large amount of the rear garden space, however the amenity value of this area is considered very low, due to the north facing aspect and high noise levels from the adjacent highway, which means this garden does not get sun and is underused. The extension will provide an acoustically improved habitable space. Furthermore, the property already benefits from a generous south facing roof terrace for private amenity and has access to the extensive communal gardens that are a key feature of the Quickswood estate.

The extension is considered not to have a significant impact on the amenities of the neighbouring properties in terms of loss of light or outlook.

The rear extension has been designed to tie in with the neighbouring extension, and would be screened by the rear boundary wall along Adelaide Road. Any impact from the street scene will be little, as visibility from the public realm will be low. The overall appearance, materials, colour and detailing will be modern which is in keeping with the existing property. The low profile form of the extension means it will appear subordinate to the building, and cohesive with the other neighbouring extensions.

The design of the extension complies with the Chalcot Architect's Forum (CAF) design guidance document.



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Garage Conversion

The original garage has not been in use for many years, as the interior has been adapted internally to form an internal space, currently used as a study, which is to be maintained. The applicants currently park their car in front of the building on the forecourt.

The proposal to change the existing garage door to a double glazed window will increase the thermal performance of the building. The alteration to the elevation has been designed to be as simple as possible with a full height fixed window and external adjustable louvers, and openable panes at high level (providing natural ventilation in accordance with Building Regulations), replacing the existing similar lights, which align with the horizontal band of windows above.

There are many precedents for the replacement of the window to the garage. The design is in accordance with the options detailed in the Chalcot Architect's Forum (CAF) design guidance document.

Façade Works

It is proposed that all the existing UPVC glazing is replaced with new UPVC double or triple glazed units in white finish on a like for like basis, to improve the thermal properties of the building. The 2 parts openable to 1 part fixed ratio of the windows will be replicated. As part of this work, the integral UPVC cladding between the windows will also be replaced to match the existing. Therefore there is no visual change to the facades; only a renovation.

It is proposed that the existing UPVC front door is replaced with a new timber painted front door, as is common elsewhere on the Estate.



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Roof Works

The proposed refurbishment works to the roof terrace, being the replacement of wall cladding to the roof terrace for a rendered finish and replacement of roof terrace floor finish are due to building maintenance and re-establishing water tightness to the building. These works are not visible from ground level, as evident in the front-page photo.

The proposed render finish (in lieu of the UPVC cladding) will also be in line with the finishes to the adjoining properties.

The ducted under-floor heating installed in the properties, when built, has not created a balanced and uniform temperature to the front and back of the split-level dwelling. In order to address this long-standing problem, it is proposed to install a climate control system throughout the house, providing cooling and heating to achieve a comfortable and uniform temperature throughout the house. The system requires 2 small units fitted to the roof, which can be easily concealed from view from street level from Adelaide Road, as shown on drawing 1409-P200, as the units are fitted against the roof wall.

The ducted under-floor heating system requires a new boiler to replace the failing existing one, and due to recent gas regulation changes, in which all joints of a flue pipe require access and restricts the maximum length of the flue, the new flue is proposed to run the shorter distance to the front façade, rather than up to the roof. There are precedents for flues set in the front façade.

Accessibility

No amendments are proposed to the existing access, which has a step at the front door threshold from the level forecourt.

Existing Trees

There are no significant trees on the property; only a shrub type planting to be removed to enable the extension.

There are no trees to the pavement on Adelaide Road within 2 properties to both sides of the subject site.

Sustainability

The existing building was built in the late 1960's when statutory requirements for energy efficiency were at far lower levels than at present. The works provide the ideal opportunity to carry out significant improvements in terms of increasing its energy efficiency. The new extension will be well insulated to reduce heat loss, and new doors and windows throughout will be double glazed, possibly triple glazed, to achieve low u-values.

Elsewhere the upgrading of the heating system and insulating the external walls, where possible, will provide significant reduction in energy levels. It is also proposed to replace all lighting to new LED energy efficient light fittings.



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Conclusion

The proposed works serve to enhance the amenity for the family occupants and improve the buildings sustainability into the future. They are also in line with the Chalcot Architect's Forum (CAF) design guidance document and therefore strong grounds upon which we believe Planning Permission should be recommended for approval.

Photographic Record



Rear façade



Roof terrace





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Existing rear garden and neighbouring extension.

END