

## DESIGN & ACCESS STATEMENT

December 2013

Ground Floor Flat, 32 Shirlock Road LONDON NW3 2HS

### DOMESTIC ALTERATION & EXTENSION

The ground floor at 32 Shirlock Road is a two-bedroom apartment in a shared freehold Victorian terrace house of three floors plus a loft extension. There are two other dwelling units in the house, a flat on the first floor and a two floor dwelling on the upper floor. The dwelling that is the subject of this application has a bedroom at the back in the rear wing with a small wet room shower and bathroom in a recent 1.3m extension that also provides a terrace/balcony to the flat above, and overlooks the 8m deep garden. There is also another existing roof terrace to the rear at second floor level. The property is in the Mansfield Conservation Area. It is of yellow stock brick with slate roof.

There have been a number of alterations to neighbouring houses including a number of existing roof terraces.

Visual information about the property and its adjacent neighbours is illustrated in photographs on drawing nr. 08-197\_03.

#### REQUIREMENTS OF THE BRIEF:

The current internal layout of the property has been poorly set out, as can be seen from the existing survey drawing, with partition alterations forming the two bedrooms to the rear wing built in front of the existing bay, obscuring the view out. The rear of the property is also rather dark and lacks adequate natural light. The clients and their children wish to create a layout better planned for their needs and the family comfort and enjoyment, that also improves standards for possible future occupants of the property.

#### RESPONSE TO THE BRIEF:

The proposal is to relocate the bedrooms to the front of the property so that the rear can be opened up and extended to provide a modern open plan Living/Dining/Kitchen arrangement, where contemporary glazing offers the much needed natural light.

The ground floor extension to the rear will temporarily remove the existing first floor terrace, and by request of the neighbour to the property above, reinstate the existing terrace and extend it in depth only over part of the proposed extension.

The proposed lean to side extension adjoining no.34 Shirlock Road will provide for a Kitchen while maintaining a courtyard to the rear bay window and light and ventilation to other rooms. All efforts have been made to keep the proposed level of the extension party wall to a minimum height.

The scale of the proposal is no greater than the existing 1.3m extension that forms the first floor terrace.

The proposal makes a contemporary intervention and is sympathetic to design principles for rear extensions within London and the Borough. Materials will be sympathetic to existing in brick, with aluminium framed doors and windows. The Kitchen side extension will be clad in grey matt standing seam zinc sheeting. There will be improved landscaping of the garden as indicated on the site plan drawing.

The proposals and their technical development will pay attention to detail and design and follow where appropriate the recommendations contained in **DP24-Securing High Quality Design**; and this recognizes that alterations and extensions should have minimal impact, be respectful to local context and character, and respond to the existing features of the property while providing the necessary improvements. Above all 'habitability' will be enhanced with a better spatial provision of critical family living space that is associated with access to and enjoyment of the garden.

In terms of policy DP26 – Impact on occupiers and neighbours, the proposal recognises adjoining precedents and is of a scale no greater than the existing condition while making all possible efforts to keep to a minimum height.

**ACCESS:**

There are no changes required for main access to this residential unit, nor will there be any changes to the existing shared communal areas to the property.

**ARCHITECTS PROFILE:**

Architect YOUR Home *Camden* is a parallel domestic orientated division to the Chartered Practice of Andris Berzins and Associates with over 30 years of experience in London and the British Isles. Work spanning from residential new build, extensions and refurbishment to museum and visitor centre projects has established good design, a caring reputation and Civic Trust and other award recognition. The practice has an extensive background of heritage work; that includes quinquennial inspections as Anglican Parish church architect/surveyors for the London Diocese; there are also recent and ongoing refurbishment and regeneration projects at Myddelton House for the Lee Valley Regional Park Authority, where amongst a number of conservation projects the practice received recently an Enfield Design Award (Listed Buildings).

Refer further to [www.aba.abel.co.uk](http://www.aba.abel.co.uk)