

## BARNABY BRISTOW ARCHITECT

### DESIGN & ACCESS STATEMENT

Property Address: Bath Cottage, 95 South End Road, London NW3 2RJ

Applicant: Mr and Mrs Benjamin Scrimgeour

Agent: Barnaby Bristow Architect (07973 530997)  
barney@barneybristow.co.uk

Date: February 2015

This application for Householder Planning and Conservation Area Consent comprises alterations to a 4-storey semi-detached property which the applicant purchased for use as their private family home in 2014.

Currently the property is in need of some cosmetic upgrading including the updating of all services. These proposals seek to improve the size and quality of the main living spaces, linking them with the Garden to the rear whilst also providing much needed additional Bathroom and storage facilities.



95 South End Road: Front and Rear elevations

The proposals comprise:

- Demolition of existing 3 storey partial side return extensions and 'Lean To' structure to enable the construction of:
- New single storey lower ground floor extension to house new Kitchen/Dining/Living room c/w enlarged two storey side return extension (at Upper Ground and First floor levels).to house additional Bathroom facilities
- Enlargement and reconfiguration of the existing front 'Lightwell' and entrance steps

### Lower Ground Floor Extension

Currently, the somewhat dark and dingy Lower Ground floor of the property houses a small Kitchen and Dining Room with ancillary/storage areas and requires significant updating throughout - see photos below.



Clockwise from top left: Interior of existing Lean-to; existing Kitchen; Lean-to exterior

It is proposed to reconfigure the rooms on this level and create additional internal floor space by extending the rear of the property into the (15m+) garden by approximately 3m.

As can be seen on the plans and the aerial photo (below), there is no established 'building line' along the rear of South End Road with the neighbouring property at no.97 sitting significantly back from the elevation of no.95, the line of which the proposed extension will broadly match.





Aerial photo showing rear garden/patio and neighbouring property (no.97) to the RH side

The single storey extension will also occupy the entire side-return area, as is the case with the existing 'lean-to' structure.

The height and pitch of the proposed roof will be broadly the same as the existing lean-to and therefore the extension will not have an adverse effect on the amenity of the neighbouring properties.

Along with internal structural alterations, this extension will create a good sized Kitchen/Dining/Living Room (with doors opening out on to the south-west facing Garden) a TV Room, Utility Room and separate WC.

The roof of the extension will be lead clad with timber rolls, installed in accordance with Lead Sheet Association guidelines. Roof glazing will be with appropriately sized 'Conservation Rooflights' by The Rooflight Company.

To maintain sufficient headroom within the extension without increasing the overall height and prevent clashing with the Upper Ground windows it will be necessary to lower the internal floor level by approximately 20cm, as noted on the drawings.

Crittall type steel framed windows and doors will be used for the curtain wall glazing to the rear of the extension.



Computer Generated Image of proposed extension

#### **Enlarged Side Return extension at Upper Ground and First Floor Levels**

In order to create additional bathroom and facilities without compromising the internal layout of the main part of the house it is proposed that the existing two-storey partial side return extension (at Upper Ground and First Floor Levels) be demolished and rebuilt larger than existing and as shown on the drawings.

The extension will be built up in brickwork to match existing with timber frame sash windows and lead clad flat roof. The external walls will be set back from the main rear and side elevations and the extension will therefore appear subservient to the house. The proposed sash windows to the side elevation will be in a similar position to existing and will not cause any overlooking issues and are no worse than existing – see photo below.



View of no. 97 from existing side elevation  
sash windows

### **Enlargement of Existing Front Lightwell**

In addition it is proposed that the front Lightwell area be enlarged and reconfigured. The width of the lightwell will be brought out from the building to match that of the neighbouring property, 93 South End Road – see plans and photos.



Front lightwell to neighbouring property,  
No. 93 South End Road

The finished floor level of the Lightwell will be slightly below the existing Lower Ground Floor level and a new entrance 'bridge' to the front door is proposed. This will enable there to be a boiler cupboard beneath the stairs and enough headroom to be able to walk the full width of the Lightwell.

The external steps down to the Lower Ground Floor will be repositioned and reconfigured.





External steps down to Lower Ground Floor



Existing lightwell and steps adjacent to existing Kitchen window

The enlarged Lightwell will provide additional auxiliary space for the boiler and tank, a Bin Store, external storage etc and bike storage.

#### **Access**

Other than the provision of the new external staircase there will be no changes to the existing access to and from the property.

**Barnaby Bristow Architect**  
**February 2015**

66 GOLDSMITH AVENUE  
LONDON W3 6HN

TEL. 020 8932 5222 MOB. 07973 530997  
[barney@barneybristow.co.uk](mailto:barney@barneybristow.co.uk)  
[www.barneybristow.co.uk](http://www.barneybristow.co.uk)