

## **Design & Access Statement**

### **32 Willow Road, London NW3 1TL**

Residential Victorian end of terrace corner dwelling house built over total four floors of standard brick construction under pitched clay tile roof with crow-stepped gable to front elevation and small original dormer window to north easterly flank of elevation of roof. The property has been extended (assumed 1950's) to north easterly elevation to provide additional 2.5m of servient frontage at basement and ground floor levels surmounted by parapet walls providing roof terrace of approximately 20 sq.m at first floor level accessible by door from master bedroom in flank wall.

The existing original layout of the house does not provide for a WC /bathroom facility on the same floor level as the master and second bedroom. It would be more conducive to be able to access such a facility without using stairs.

The existing roof terrace access from the principal bedroom provides an additional exterior facility but is in reality a dark and unpleasant space effectively set within a tunnel between the subject premises and the neighbour. There would seem to be adequate scope to extend a bathroom facility at this level accessed directly from the existing door to the present roof terrace. The bathroom has been specifically designed to have a width not exceeding the minimum space required to accommodate a standard size bath and a depth kept to a minimum to enable positioning of WC and bathroom basin. There is no excessive space in the design and it is to remain a functional facility.

All drainage can be carried to the rear of the building without being unsightly as it meets the existing soil pipe facility within 3m of lateral run. Rainwater from the roof of the proposed bathroom extension can discharge directly into the existing facilities that would have previously drained the roof terrace.

The design sits square at a consistent perpendicular to the existing building, however, the present terrace is set on a splay; this naturally affords a comfortable and useable exterior maintenance space for future purposes without encroachment. The design does not encroach upon the adjoining properties and clearly retains detached status at this level although it is noticeable that the extension structure beneath conjoins the neighbouring building at both basement and raised ground floor levels. Therefore, this appears proportionally servient to the extension area below which we believe was created in the 1950's.

Great care has been taken to maintain the rhythm of the original street scheme and also to recess the front elevation wall in order to emphasise the servient nature of the proposed structure to the principal building. Please note that attractive details of the original architecture such as the faux tax windows being incorporated in order to provide architectural relief to the front brick elevation and sympathies with the existing architecture.

A flat roof has been designed with a small parapet in order to limit the mass of the proposed structure and retain proportion.

The area of the proposed structure has always been effectively a small aperture and dark corridor sited in such a way that it does not provide any light fall benefit to the subject property or adjoining properties or their gardens. There are no flank windows which would be deprived of light fall to either the subject premises or those adjoining.