

## Design &amp; Access Statement 12 Gardner Road London NW3 1HA

**Use**

Number 12 Gardner Road is an end of terrace single family dwelling over four floors. It has a front area with steps down to a lower ground floor entrance and a small rear patio garden. The rear garden is some 6 M deep. Alterations have taken place to form French doors at lower ground level and a Juliette rear balcony at ground level rear. The rest of the house remains as the original layout. The second floor has two bedrooms and a bathroom. The first floor has a bathroom dressing room and master bedroom. The ground floor has had all walls removed and is an open plan living room. The lower ground floor consists of a kitchen dining area and utility room. The proposal is to remove the existing rear addition lean too felt roof, build up the parapets level to give min 450 from finished new flat roof level and top off with a railing to match the rear Juliette balcony at ground level. The proposal is to also replace the glass in the existing sash windows with thin double glazed units and overhaul the existing windows incorporating draft seals. It is intended to use the proposed new flat rear roof to the rear addition for decorative planting accessed from the existing opening at mezzanine level on the existing stairs between ground and first floors.

**Amount**

The property is currently 4.8M wide and 6.8M deep with a two floor front angular bay at the front and a 1.5 floor modest rear addition 1.65M deep. The proposal will not add any additional space. The house is currently 143 Msq.

**Layout**

The proposal would necessitate the installation of new rear railings and a new flat roof not visible from any of the surrounding properties.

**Scale**

Number 12 Gardner Road is the end of the terrace and the West flank boundary wall cuts any views off from the newer development at the end of the cul-de-sac. The rear elevation has an out of character felt covered lean too roof to the two storey rear addition. The proposed new flat roof and rear brickwork to replace this will be in character with the other rear balconies and rear additions on the rears of this side of Gardner Road and those facing at the backs of the houses in Gayton Crescent.

**Landscaping**

The proposals would require pots and plating to be sited on the new flat roof.

**Appearance**

The proposed main alteration at the rear would be a parapet wall instead of a lean too felted roof. The new double glazing to the front elevation would be undetectable because of the orientation direct sunlight only reaching the front elevation at a low angle obliquely in the late evening. The raised brickwork would be in a matching second hand London stock brick. The railings would match the pattern of the approved rear Juliette balcony. Photos are enclosed with this application of surrounding balconies at higher levels on this side of Gardner Road.

**Access**

The House access is at the front with six small steps above street level to the ground floor. There is hard standing for bins and bikes at lower ground floor level down the original concrete and York slab stairs. Access for tending plating to the new proposed rear roof would be through the existing window opening at half landing stairs position.