

Design & Access Statement 55 Ornan Road NW3 4 QD
Application for Basement and two front Light wells and one rear light well
Replacement of all front and rear glazing refurbishment of front and rear
cladding and internal alterations to form a 5 bedroom single family dwelling.
Terraced Single Family Dwelling

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Use

Numbers 53 and 55 Ornan Road are both halves of semi-detached single family dwellings on the South Side of Ornan Road a side street off the West side of Rosslyn Hill.

Number 53 already has the benefit of a recently completed basement that runs under the whole footprint of the property and has front and rear light wells.

No 55 the other half of the terrace and the subject of this application is a mirror image of number 53 and is set back from the main road by 5.5m on the main front wall and has off street parking for 2 vehicles in the front drive and in the garage on the 57 side. The house consist of two floors and has five bedrooms two constructed later over the existing garage. The property was built around 1962 to form a family home.

Since that time the owner has made no further alterations to the original plans.

This proposal is for a basement extension with replacement of all the timber windows and external doors that are substandard and rotting in places. The proposal is to re configure the first floor plan to form four larger bedrooms with en-suite bathrooms and to site two further en-suite bedrooms in the proposed new basement deriving natural light from a front and rear light wells.

There is an existing ground floor modest rear extension (conservatory) which would be incorporated into the open plan new proposed ground floor layout.

The space gained by excavation of a basement under the house would provide play space for the children and a modest gym and leisure facility/family room for the occupants with the addition of a study office/bedroom and spare room accommodation as above.

The front half of the basement proposal would be lit by two front light wells formed from the excavation of new light wells in front of the kitchen and garage identical to number 53.

The rear of the basement would be lit by the rear light well and lower courtyard.

The rear garden would remain as existing save for an alternative means of escape landscaped stair from the basement again as number 53.

Amount

The proposals will provide No additional space on the ground and first floors and 106 msq additional space in the basement.

Layout

The proposal would necessitate alterations to partitions on the first floor to form 4 en-suite larger bedrooms and bathrooms. The opening up of walls and the formation of a new staircase to the basement on the ground floor with a reduction in the length of the existing garage. The formation of 1 new bedroom and a bedroom/study and bathrooms with a family room/gym in the new basement.

Neale+ Norden
February 2015

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Scale

There would be no alteration to the scale of the property.

Landscaping

The proposals would require no additional landscaping over and above that that has been carried out on site. There will be a planting scheme for the front and rear flower beds.

Appearance

The proposals would involve alteration to the external front and rear elevations. It is proposed to replace all windows and doors to match number 53 with grey coated aluminium high performance windows and sliding folding doors. The existing horizontal brick cladding and the fading and damaged front and rear tiled panels are to be replaced with white permanent coloured render also to match number 53.

Access

Access at the front of the property would remain the same with the existing front path on the North boundary and with the ramping hard standing shared with number 57. This gives off street parking for two vehicles with garage space. Level wheelchair access would also be possible straight into the house from the garage.