

Our Ref.: 1502/Design and Access Statement

21A West Heath Road, NW3 7UU – Design & Access Statement

The current owner of the above single family dwelling in the Redington and Frognal Conservation area propose to extend the accommodation at ground floor level.

Existing Site & Context

No.21A West Heath Rd is a single family dwelling (Use Class C3) within the Redington and Frognal conservation area. The dwelling is positioned to the side and rear of the adjacent properties No.s 21 and 21B West Heath Rd. The Land Registry have confirmed the original title for No.21 was divided into 3 titles in April 1968, NGL67661 being the title number for No.21A.

Due to No.21A's position to the rear of No.21, it is only partially visible when viewed from West Heath Road. The building is constructed from materials matching those of No.21 & 21B and is accessed from a discreet side passage west of the site. A tall brickwork wall forms the western boundary of the site between No.21 and the neo-tudor manor, Sarum Chase, at No.23 West Heath Road. This boundary treatment extends along the western edge of the site, becoming a timber post and board fence enclosing the private amenity space to the rear of No.21A.

The site is accessed from West Heath Rd via an inclined asphalt driveway, with a series of yorkstone steps leading to the side passage to the west of No.21 and 21B. This side passage extends past the West of No.21A leading to the private amenity space to the rear, comprising a paved patio area with raised decked terraces and timber sleepers.

Proposal & Materials

This application proposes a small single storey rear extension to no.21A West Heath Road, comprising additional kitchen and utility accommodation of 12m² (GIA) for the client and his family. The extension will be positioned to the eastern side of this private amenity space and will be constructed from materials and glazing which match those of the existing house, indeed incorporating an existing window and salvaged brickwork where possible. The proposal has been designed as subsidiary to the existing buildings, minimising impact to No.s 21, 21B or 23 West Heath Road.

The existing raised decked terraces are proposed removed as part of this application. These are replaced to the east by the proposed rear extension and to the west by additional patio space, continuous with the existing paving level. By removing these terraces, any opportunity for overlooking above the existing high boundary walls and fences is removed, providing increased privacy for both no.21A and the surrounding properties.

Two roof lights are proposed as part of this application to illuminate the proposed rear extension. These will be concealed behind parapet walls, the extension adopting a coping detail to match those existing on the main roof parapet walls above. An additional first floor window is proposed to the rear elevation of no.21A to provide increased light levels to the main bedroom.

Access

Access throughout the site remains as existing. A steel balustrade is proposed to the external stairs present in the private amenity space of no.21A. This will provide fall protection in line with Building Regulations and will be painted black in keeping with the existing steel and ironwork details on site and in its surroundings.

Use

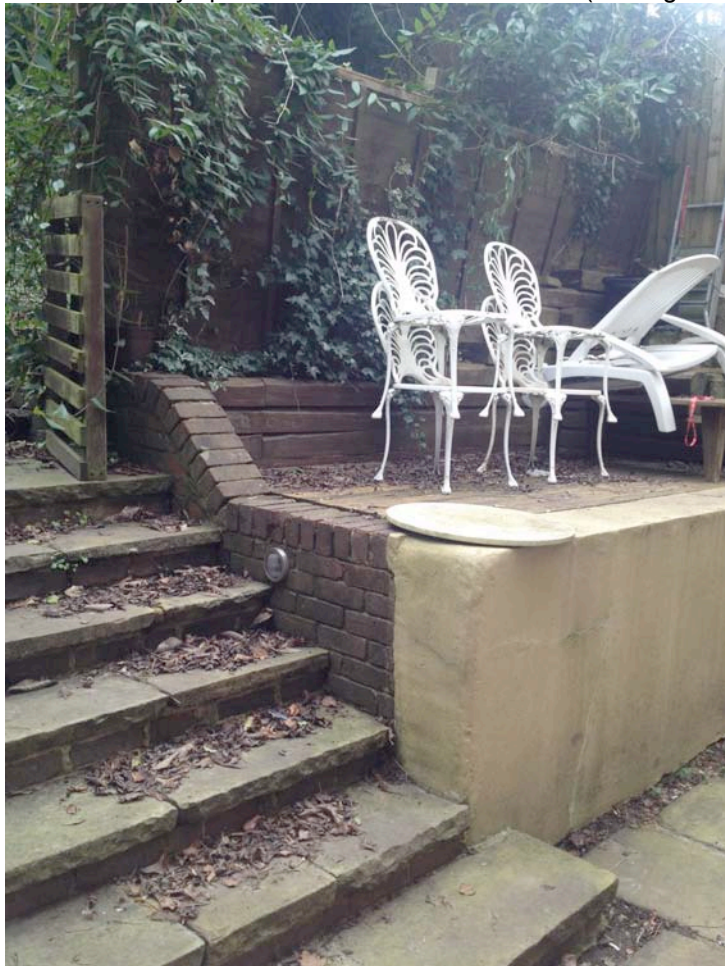
The proposed extension will be for the sole use of the current occupier.

Gauld Architecture- 25/03/2015

Supporting Photographs



Private amenity space to no.21A West Heath Rd (looking East)



Private amenity space to no.21A West Heath Rd (looking South/West)