

Design and access statement for 27 Grove Terrace, London, NW5 1PL

08.05.2015

DESIGN & ACCESS PRINCIPLES

1. AMOUNT OF DEVELOPMENT: The new proposed extension provides an extra amount of internal space. The internal space gained is at the rear of the property at ground floor level to approximately 11 sq M to the ground floor and 11 sq M to the LGF floor for storage purposes. The intension is to continue the floor level on from the existing ground floor connecting the extension and existing room within the house and providing a much needed dining area due to the width constraints of the terraced house.

2. LAYOUT – The layout has been carefully considered to form an accessible and more useful ground floor kitchen/dining area where more natural light penetrates the building at the rear. The ground floor acts as the family hub to the property whilst positioning the utility, storage area and quieter rooms on the darker lower ground floor.

3. SCALE – Externally the development scale is proposed as single storey (LGF extension will be underground in new proposal) only to minimize impact on the terrace. The development is proposed to project by 4 Metres from the existing line of the main house and approx. 2.6M from the line of the existing closet wing extension. All the new proposed building works will be on the owners property.

4. LANDSCAPING. The landscaping for this application only refers to the enclosed rear garden. The proposal allows for a patio off the new extension with steps into the main part of the rear garden. The extension is situated in an area where the existing patio at ground and patio and steps at lower ground are currently situated. Therefore there will not be any solid surfacing than already exists.

5. APPEARANCE. The existing terraced house is grade 2 * listed and is constructed in brickwork – some of which is exposed and some of which (at the rear only) is rendered.

Much thought has been given to the materials and finishes used to form the new extension. The concept is to use materials used in the construction of the original house (brickwork) in a contemporary manner. The construction will be in brickwork to closely match the existing closet wing (later addition) and to include large glazed panels with slim frames – tying together the fenestration of the closet wing and the new extension. This will differ from the main house, which will retain all traditional sashes/doors etc. enhancing the difference from the new extension. The result being a contemporary extension which does not fight against the existing building by sitting quietly and simply against the house.

6. ACCESS. Access to the site is as existing direct from Grove Terrace. The access into the rear garden is via the existing rear door off staircase from the closet wing extension. In addition to this access into the garden will be much improved from the extension directly out onto the patio and into the main garden area.