

Design and Access Statement

42 Avenue Road, London NW8 6HS

Introduction

This Design Statement is written to support the Planning Application proposing minor external alterations to the single dwelling house at 42 Avenue Road.

The house is not a listed building but it is part of the Elsworthy Conservation Area. The Site itself extends to some 947 square metres.

Design

Front Elevation

The flat roof and parapet on top of the existing single storey side extension will be raised slightly in order to achieve the same ceiling height at Ground Floor level throughout the full width of the building. The existing set back to the front and rear of the side extension will be retained so that the extension remains subservient to the main house.

A solid white rendered balcony will be added on top of the existing front portico to match the ones at N.44 and N.48 Avenue Road and be more in-keeping with the period of the house.

Rear Elevation

The application seeks to slightly increase the second floor level to the rear of the house by pushing the existing mansard roof outwards to be flush with the first floor rear elevation below to match the existing mansard roof at N.44 Avenue Road, providing an extra bedroom at this level. The three existing dormer windows on the rear elevation at second floor level will be replicated on the new proposed rear elevation with the same lead and moulding details. The new roof slates will match the existing slates

It is also proposed to give a more traditional look to the rear elevation by replacing the existing slim-frame sliding and fixed doors at Ground Floor level with traditional timber frame French doors. The existing frameless glass balustrade will also be replaced with a new black powder coated metal railing with a traditional design more in-keeping with the period of the house. The existing casement window to the Dining room will be replaced with a timber frame French door and Juliet balcony overlooking the existing light well to the basement and the two new proposed bay windows at First Floor level will add more interest to the very linear design of the existing rear elevation and contribute to the more traditional look of the whole rear elevation.

We believe the proposed alterations listed above will enhance the appearance of the conservation area and the property's setting within it.

Access and Lifetime Homes

No alterations to the existing access arrangements or Lifetime Home principals are proposed.

Area Schedule

Site area: 947 sqm

Existing GIA: 1132 sqm (including the existing 22sqm roof space)

Proposed GIA: 1187 sqm (including the existing 22sqm roof space + 15sqm roof space extension due to the mansard roof extension at 2nd Floor level)