

DESIGN ACCESS STATEMENT

INTRODUCTION

This Design and Access Statement relates to the single storey lower ground floor extension at No. 102A Iverson Rd, West Hampstead, NW6 2HH.

The building is comprised of two flats. Number 102A occupies the ground floor. The proposal is to enlarge the ground floor to rationalise underutilized garden space, create a second bedroom and a more usable family dwelling that connects the back garden to the kitchen/dining/living area.

DESIGN

The new extension is a single storey pitched roof extension which increases the floor space by 28sqm from the existing building area of 70sqm as shown on the adjacent diagrams (FIGURE 1). As such, the extension is a minor increase in area and is clearly secondary to the main building, as per the recommendations of Camden Planning Guidance 1 Design Document.

High quality glazing and insulated walls and roof will be installed in the extension to improve the energy efficiency and quality of natural light, and provide adequate control of the noise from the railway close by.

The new extension of 102A Iverson Rd will extend to match the building line of the adjacent property at no. 100 Iverson Rd. (FIGURE 1).

ACCESS

There will be no change in access to the existing property.

PLANNING HISTORY AND PRECEDENT

Other proposals of similar scale and appearance have been assessed and granted on Iverson Road. For example, planning consent was granted on 9 October 2014 at the property No. 44 Iverson Rd - for a single storey ground floor extension of similar proportions to this application.

Another similar approved example is no. 162A Iverson Rd, which was granted on 21/3/2014.

CONTEXT

The applicants of 102A Iverson Rd have owned and lived in their property for five years. Their continued presence in the area and intention to stay in their house even as their requirements change and develop contribute to strengthening a positive and sustainable community in the area.

No. 102 is a terraced property and is neither a listed building, nor located in a conservation area. Nevertheless, the design acknowledges an appreciation of the Victorian residential buildings of which the block is comprised and seeks to complement the existing building by using brick as a construction material and finish to reflect the original traditional construction techniques. There are overground and metropolitan train lines running above ground close to the rear boundary of the property, as shown in FIGURE 3.



FIGURE 3: existing rear facade



FIGURE 4: view of train lines from back garden

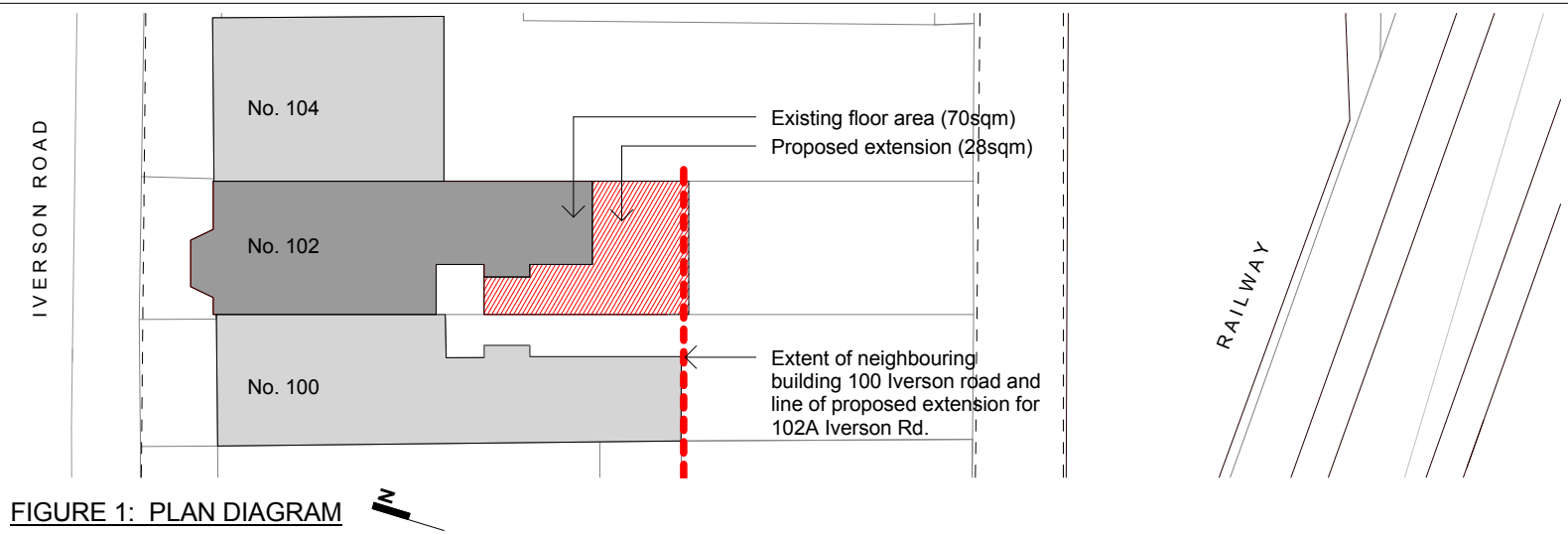


FIGURE 1: PLAN DIAGRAM

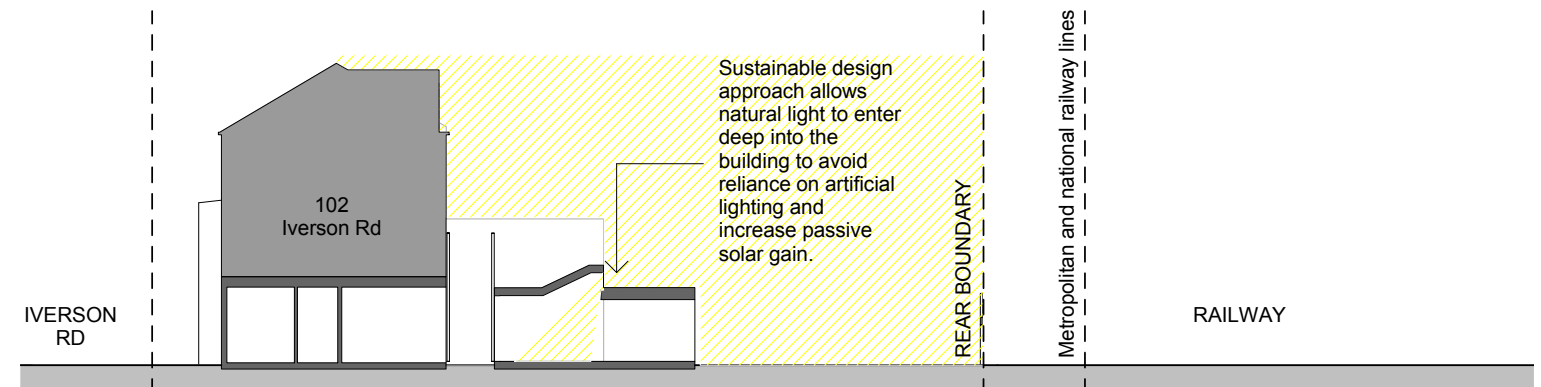


FIGURE 2: SECTION DIAGRAM

APPEARANCE

The existing adjoining terrace houses are painted brickwork and London stock brick. The new extension will be brick to match the existing aesthetic and remain sympathetic to the context of the site (FIGURE 5). The boundary wall to the property at No. 40 and 44 will be rendered masonry to match the existing adjacent rendered masonry boundary wall. The double glazed door and window frames will be timber or aluminium in order to achieve a high quality aesthetic.



FIGURE 5: CONCEPT PERSPECTIVE VIEW FROM BACK GARDEN

CLIENT
CLAIRE McCALLUM +
JULIEN EPOQUE 102 Iverson
road, London NW6 2HH
Kate Moore + Gian Tonossi
k8moore@gmail.com

Do not scale from drawing || Use figured dimensions only ||
Notify architect of all discrepancies || Read with relevant
specification & consultant's drawings || Print scale check, sheet
outline = 287 X 410mm
Drawing for planning purposes only, not for construction

REVISION DATE
11/06/15_Planning Application

PROJECT
Design Access Statement
Iverson Rd, NW6 2HH
PURPOSE
PLANNING APPLICATION

SCALE AT A3
1 : 300
100MM SCALE



SHEET
PA01

REVISION