

SP ARCHITECTURAL DESIGN

REAR EXTENSION AT 60a HAWLEY ROAD - STATEMENT

60a Hawley Road is a terraced building divided into two maisonettes.

The proposal is to create 16.33 square meter rear extension to the lower maisonette. The extension will be one storey and the height will not exceed 2.7 metres. The highest point of the roof will finish below the line of the current balcony and stair which gained planning approval in 2008. (2008/3017/P Replacement of window at rear first floor level with French doors and installation of balcony at rear first floor level with staircase to garden.)

There will be no alterations to the existing rear façade as there are already French doors by which you will be able to access the extension and garden.

The extension will occupy only one quarter of the long garden (currently 66.5 square meters) retaining ample outdoor space.

The new flat roof will include two roof lights to enable daylight to travel through to the existing bedrooms on the lower ground floor.

Galvanized and powder coated steel railings will protect the edge of the new roof to three sides for safety and access for maintenance. The roof will be able to take the load of pot plants. The front can be used as a replacement to the existing balcony to access the stair from the raised ground floor directly to the garden.

The adjacent building, 62 Hawley Road, has an in-fill extension that creates the party wall and is 4.1 metres high, 1.6 metres higher than the proposed extension at number 60a. The rear of the party wall is created by the new three storey house at 28 Hartland Road. (2010/3743/P, 28 Hartland Road, NW1 8DD, Erection of three storey semi detached dwelling house, following the demolition of existing two story single dwelling house).

To the rear of the garden, the house at 30 Hartland Road, were granted permission to build an extension that sits against and extends 1.58 metres above the height of the boundary wall at the back of the garden. (2005/1826/P, 30 Hartland Road, London NW1 8DD, Erection of a single storey rear extension). There are no overlooking issues and beyond this new extension there is a train line, which is in use today.

The front entrance, which has suffered from unsympathetic repair will be returned to its original design, to fit in with the rest of the street.