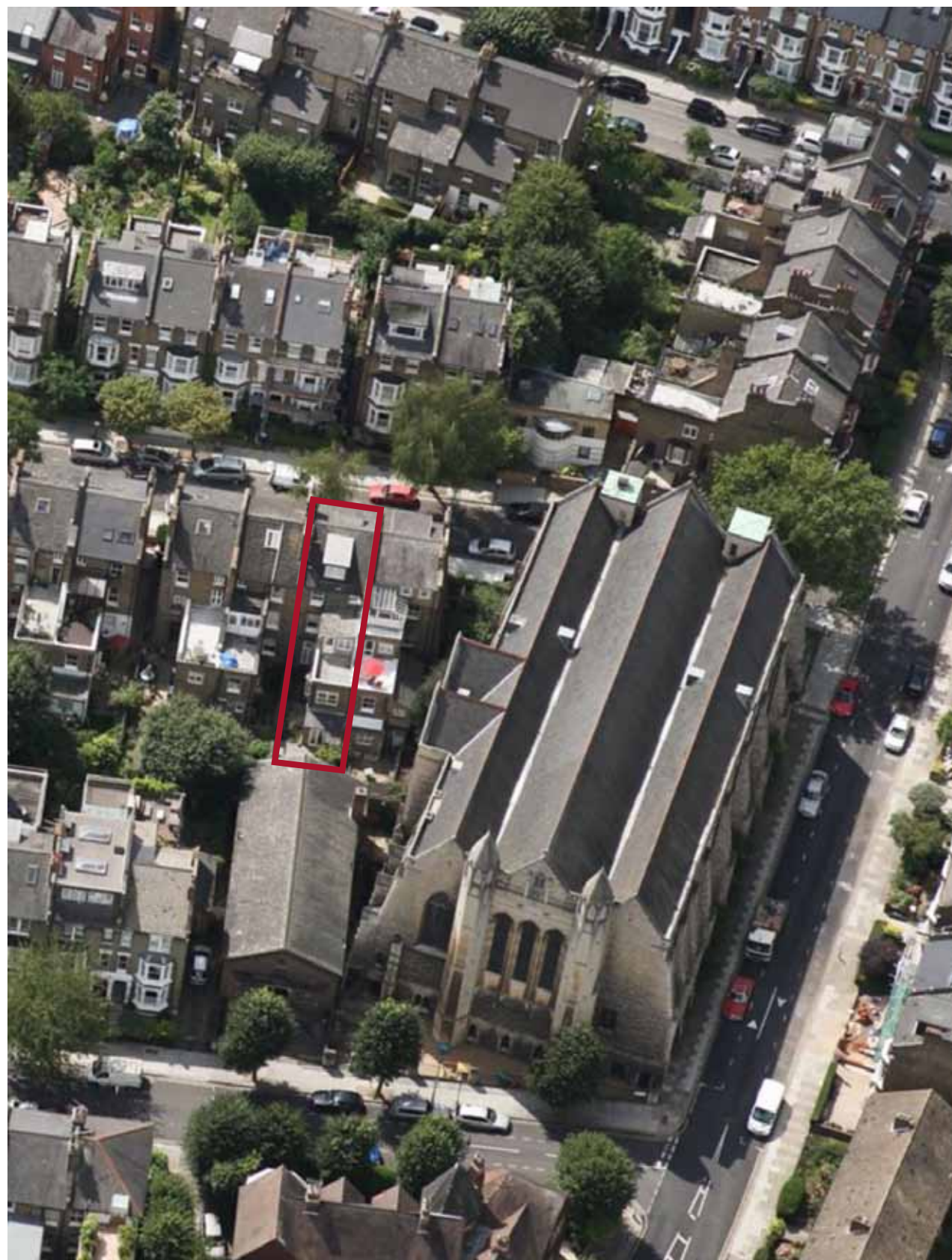


# 54 Shirlock Road

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Design & Access Statement September 15.

*Gundry & Ducker*



## **Introduction.**

No.54 Shirlock Road is a three storey late Victorian terraced house with a part basement. It is located in the Mansfield conservation area. The house is a single family dwelling house.

## **Site Location.**

The property is located in a predominately residential street comprised of similar houses arranged in short terraced groups. To the rear of the site is Hampstead Hill preparatory School. Nearby lies the Grade 2 listed All Hallows church.

## **Description of Proposals.**

Excavation to extend existing basement.  
Side return extension  
Bay window to first floor closet wing  
Reconstruction of closet wing rear facade.

Previous Planning Applications to the property.  
2005/1177/Planning permission granted  
on 19/05/2005 for rear dormer window.



The project is designed by Gundry & Ducker who are well known for their domestic extensions. In 2013 they won the NLA London award for best house extension. In 2014 they won the award for best use of materials in a home extension.





## EXISTING FRONT ELEVATION



The front of the house is largely original with the exception of the following.

- Dormer Window to roof.
- Modern Rendered garden wall with planter and hedge.



## EXISTING REAR ELEVATION



View of ground floor showing existing modern ad-hoc lean-to arrangements. Note next door first floor side extension and small window.



View of rear of house showing first floor arrangements to the rear facade of the existing closet wing. This element of the house has been largely reconstructed with a modern shaped opening with modern window design along with modern concrete coping and railings above.



Side elevation view of the rear closet wing showing the largely reconstructed brickwork, modern window openings and window frames. Main body of house remains largely as built.

The existing rear closet wing has been heavily altered over the years. The side elevation has been rebuilt above ground floor level with modern shaped openings and window frames. A new modern shaped opening has been inserted into the rear facade. All the stone cills and brick arches above the windows have been lost. The brickwork generally has been poorly rebuilt in a non-matching bond. At ground floor the original single storey structures have been largely rebuilt. At second floor level a half depth extension has been constructed. There are modern railings and concrete copings forming a roof terrace.



**PROPOSED REAR EXTENSION AMENITY ISSUES**

**Effect on no. 56 Shirlock Road.**

The proposed ground floor extension will sit on the same lines as the next door neighbours building line and therefore have no effect on this property (diagram 2). The proposed bay window at first floor level is inset in from the boundary.(diagram 3) The line of this projection sits comfortably behind a 45 degree line from the nearest window. The sides of the bay window will be solid to prevent any overlooking.

**Effect on buildings behind (Hampstead Hill Preparatory School).**

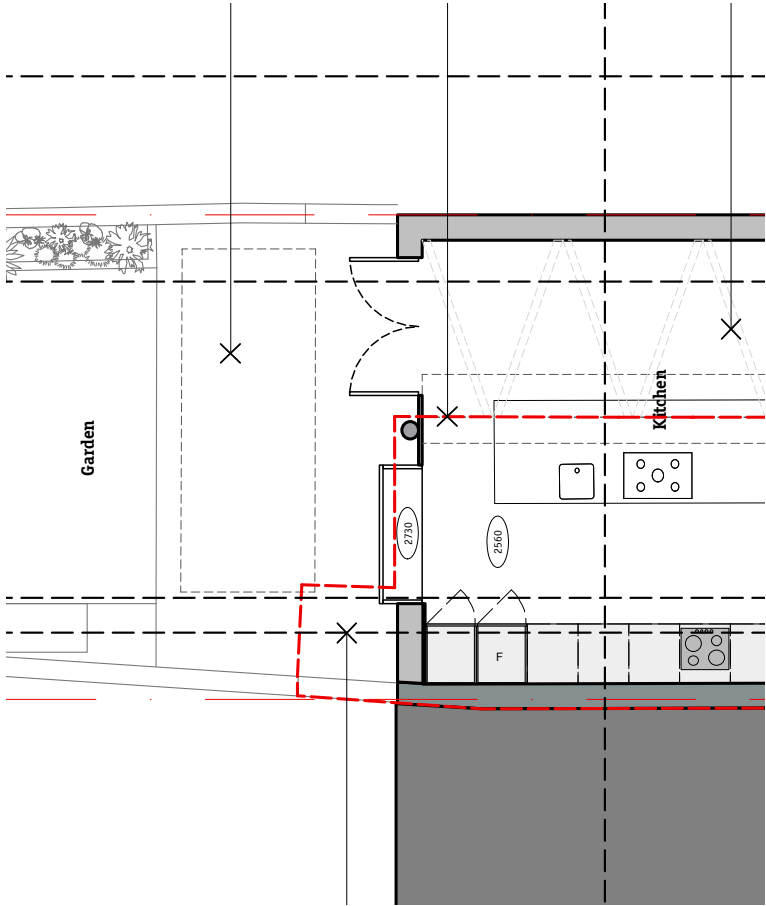
The building to the rear presents a two storey blank facade onto the boundary (Diagram 1). There will therefore be no effect on these premises in terms of amenity or views.

**Effect on No.52 Shirlock Road.**

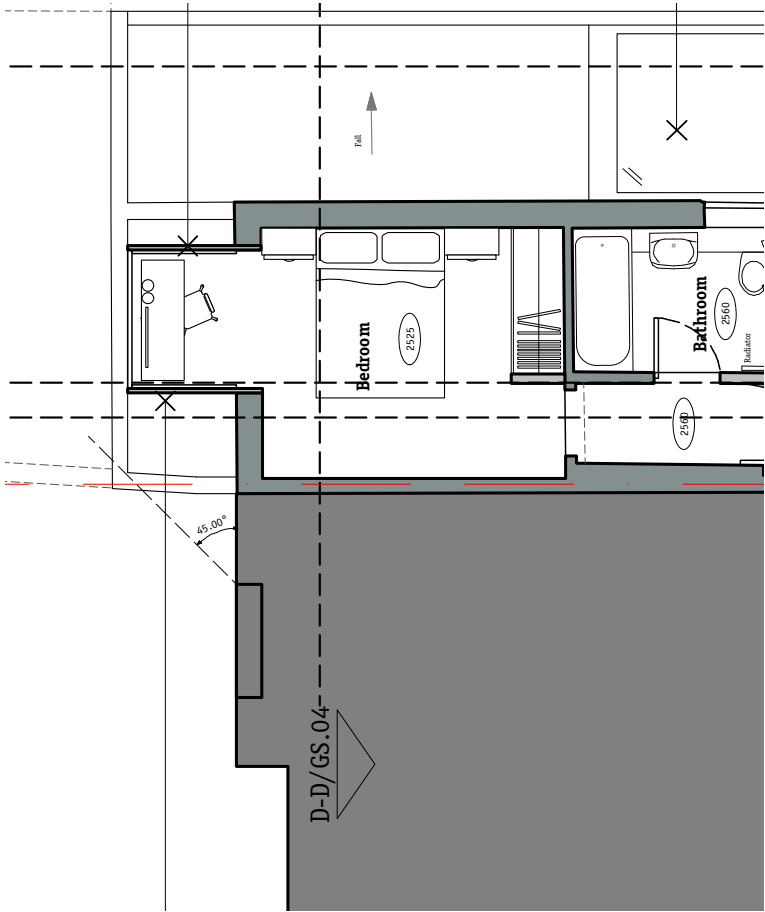
The side return extension follows the precedents established in Camden generally and at Shirlock Road at no’s 44,26 18 & 12. The extension has a sloped roof towards the boundary in order to minimise the height of the extension at the boundary.



(Diagram 1)View of facing elevation of school behind.



(Diagram 2) showing line of new extension is less less deep than the existing construction (red line)



(3)Diagram showing effect of new bay window at first floor level on adjacent house. As can be seen the projection sits back behind the 45 degree line from the adjacent window.

## PROPOSED REAR EXTENSION DESIGN ISSUES

The proposed rear elevation to the extension is intended to be of a contemporary appearance. The intention is to create a new rear facade across the rear of the house encompassing a new window to the first floor level of the closet wing. As the existing rear closet wing has been heavily altered with modern windows openings loss of the cill and brick lintol, we do not believe that at present this is a positive contribution to the existing house. The current window in this location does not match and is not symmetrical with the next door window. The closet wing next door has also been extended at the side at first floor level so does nor form a symmetrical composition as a whole anyway. In additional generally the rear of the terraces exhibit a large variety of variations and alterations so do not present a uniform context.

The intention of the new rear facade is to form a new elevation that acknowledges that the rear of the house is now the main living space of the property and presents a resolved facade that address the garden and replaces the current ad-hoc jumbled arrangement. Enclosed below is a recent example on a adjacent street to a identical property (Roderick Road) where a extension has been combined with new windows to the first floor element along with a example to a double fronted version of the house also on Roderick Street.



Example of a extension to a identical house in Roderick Street  
(one street away)



Example of contemporary extension with re-clad / constructed upper parts to house in Roderick Street. (This house is a double fronted version of the application property)



**Extent of garden area to be built under.**

The basement to the rear extends to under less than 50% of the rear garden.  
The basement to the front extends to under less than 40% of the front garden.

**Soil above the basement & planting boundaries.**

0.5m depth of soil is to be provided to the basement beyond the line of the rooflight at the rear garden.  
At the rear garden area the basement is set in 0.5m from the boundary at 56 Shirlock Road and 3.6m from the property behind.  
At the front garden area the basement is set in 2.0m from the boundary to no. 56 Shirlock Road and 1.6m from the boundary to the street.

**Lightwells.**

The front and rear lightwells are designed to be totally flush with the adjacent surfaces in order to blend with the adjacent paving finishes.  
The front lightwell will be fitted with automatic blinds which close at night to prevent the lightwell becoming visible via light spillage and to prevent any light pollution.

SUMMARY OF CHANGES IN RESPONSE TO PRE PLANNING

We submitted a pre-planning application no. 2014/7922/PRE. We received a response by letter on the 6th February 2015 and with subsequent points clarified by email dated 13.02.15 in response to the comments raised we have changed the design as follows.

**Basement and Lightwells.**

Rear basement now reduced from the whole of the rear garden to take up less than 50% of the rear garden and is inset to provide planting down one side.  
Rear basement now with 0.5m of soil above construction beyond the line of the rear rooflight.  
Front light-well, sub basement bay window and railing now omitted and replaced with a flush glazed panel.  
Basement impact assessment now complete and attached separately.

**Rear Extension.**

The footprint, height & volume of the rear extension is retained as per pre-planning as this element was acceptable.  
The rear elevation has been redesigned with more detail indicated with a vertical emphasis to the windows.  
The re-cladding elements has been omitted and the new work is now is now in a matching brickwork.

**First Floor window.**

The design has been modified to integrate and read as a whole with the lower ground floor extension to form a integrated new rear facade.  
It should be noted that the existing window is not symmetrical with the next door window. The next door house has been extended sideways at first floor level so there is no symmetry generally in this element of the building.



## ACCESS STATEMENT

The proposed works do not affect the access from the street or the primary access into the house. The new extension allows for level access into the rear garden level.