

18 PARSIFAL ROAD LONDON NW6

DESIGN AND ACCESS STATEMENT

(20/11/15)

BACKGROUND HISTORY

This commodious red brick semi-detached house, located within the West End Green Conservation Area, was built in the 1880s at the same time as most of the other twenty-or-so houses in Parsifal Road.

The property was converted into flats at some point in the 1940s and back into a single family house in the 1990s. The original single-storey structure on the west side was partly remodelled at this time with a new garden elevation and fenestration.

THE PROPOSALS

The proposals are limited to four new steps in the front garden leading down to a new French door, in the centre of the bay at lower ground floor level, which access a utility room. The steps are formed of dark blue engineering bricks to match the adjacent original low-level brickwork in the front façade of the house. The top tread and side retaining walls sit flush with the adjacent stone paving.

The new steps and French door replace a door and steps formerly located within the west corner of the bay. These were quite inaccessible and were in the way of the heavily-used route to the back door in the adjacent side passageway. The new French door and sash window (on the site of the original door) are in painted timber, and constitute permitted development.

New grey limestone paving has been laid in the front garden in place of the former gravelled surface. It is proposed to install matching stone treads and risers, with bullnosed edges, on the front door steps in place of the existing non-original slate treads and risers.

The situation is very similar to that at No 8 Parsifal Rd (2009/5906/P).