

Design and Access Statement

28 Harley Road, London, NW3 3BN

Introduction

To communicate to local authority planning services, the scheme design in full and to secure their recommendation for planning approval. To provide the opportunity for final debate upon any fundamental design and access principles prior to determination and project procurement.

This statement accompanies an application for the demolition of part single storey side extension. Construction of a part single storey rear extension with 1st storey roof terrace, part single storey side extension, construction of a new basement level with side facing light wells and the installation of a new front door. Installation of new windows to match the existing and the replacement of the roof tiles on the main roof.

Existing Context

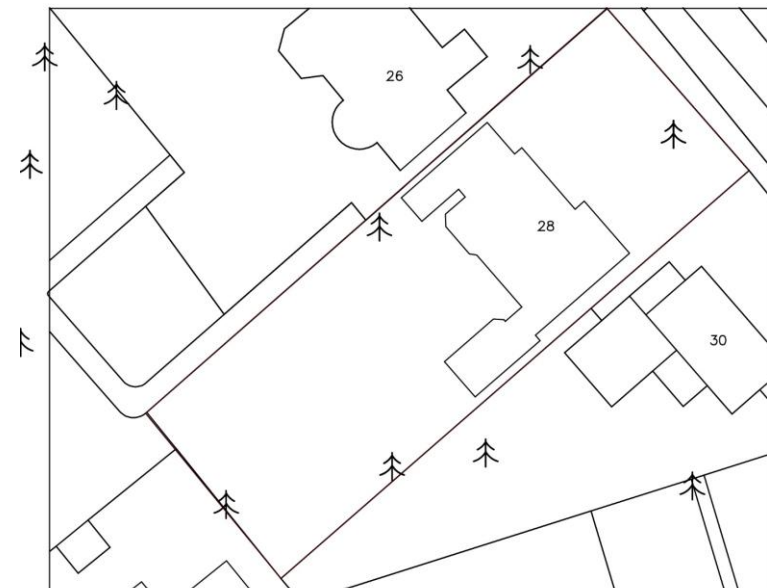
The Site and Surrounding Context

The application site is a three storey detached single family dwelling. The existing building is located within the Elsworthy Conservation Area.

The building is finished in brick and party cladded in plain Redland tiles. The property features large front and rear gardens surrounded by tall perimeter fencing and iron gates.

Access to the property is located at the front and there are no public spaces part of this development.

Although the property is within a conservation area, it is not statutory or locally listed.



The Proposal

Our proposal is to demolish part of the existing single storey side extension and to construct a part single storey rear extension with 1st storey roof terrace, construction of a part single storey side extension, construction of a new basement level with side facing light wells and the installation of a new front door. Installation of new windows to match the existing and the replacement of the roof tiles on the main roof.



Access

Access to the property will remain as existing however, we do propose to make the entrance wider. We feel that this alteration will be in keeping with the area and more suited for this style and size of property.

Proposed Extensions

The proposed rear extension will be 4m in depth with a maximum height of 4m. The proposed roof will be used as a roof terrace and access is gained from the rear 1st floor bedroom. Both neighbouring buildings have roof balconies and is a common feature on Harley Road. The roof garden will feature a glass balustrade and a 150mm parapet wall.

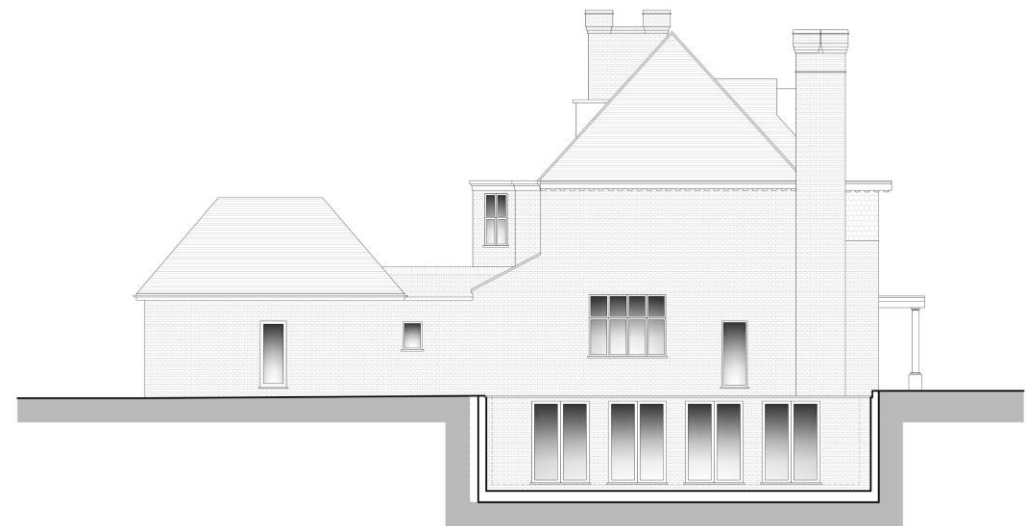
The proposed extensions will be finished in brick to match the existing and large rear facing bi-fold doors.

Proposed Extensions

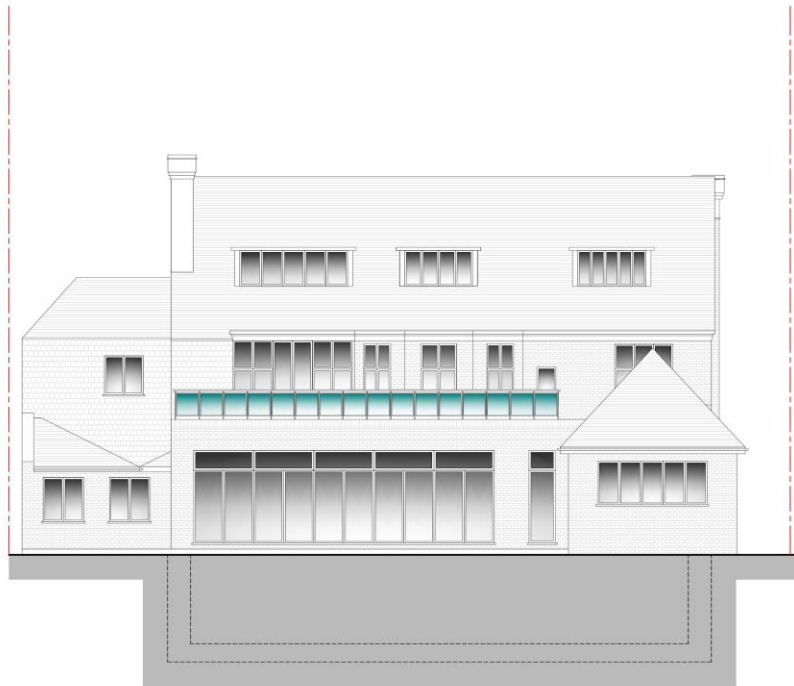
The proposed basement will cover the area of the existing footprint. A proposed light well will be located to the side of the property and will not be visible from the street. An engineer's basement impact assessment is also included within the application documents and they show that minimal work is required in order to create the basement.



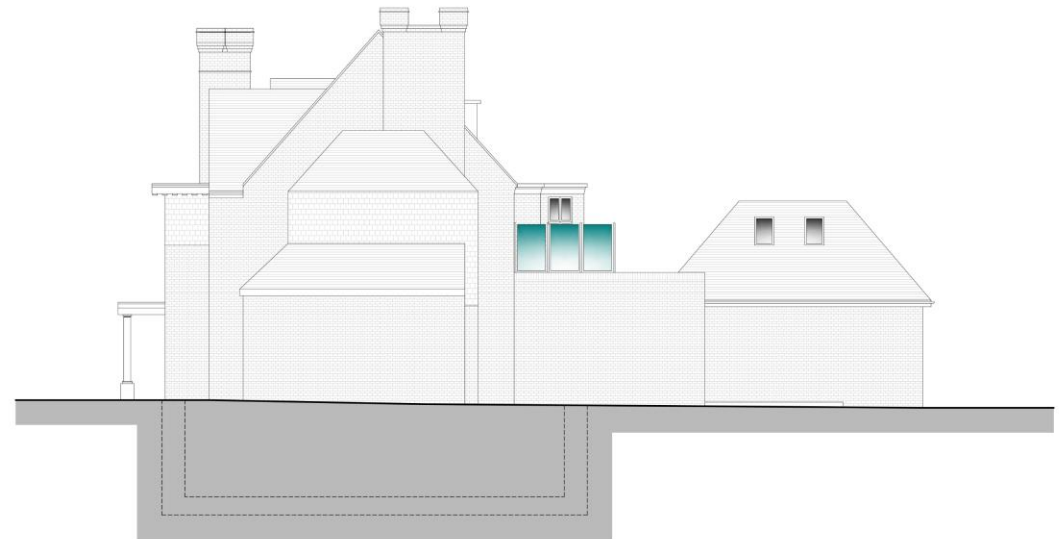
PROPOSED FRONT ELEVATION
SCALE 1:100



PROPOSED SIDE ELEVATION
SCALE 1:100



PROPOSED REAR ELEVATION
SCALE 1:100



PROPOSED SIDE ELEVATION
SCALE 1:100

Design

Our design approach to the site is to produce a scheme that is particular to this site; to create a proposal that grows out of the site characteristics and features, allowing the site and its immediate neighbourhood to directly integrate and form part of the development.

The key design criteria which have driven the design approach are:

- Working with the shape and constraints not against them
- Creating internal environments that are light, and pleasant to occupy.
- Respecting the proximity of the neighbours by utilising fast and relatively clean construction materials and methods.
- Creating a design within this economic slowdown.

Taking these design criteria into account we have developed an original design which enhances the site and the surrounding area. Throughout the design process we have used 3D CAD modelling techniques to review and modify the scheme with regard to the surrounding area.

Parking

The large front forecourt will remain as existing and unaltered.

Conclusion

The proposal seeks to improve the quality of this family dwelling. The proposed extensions and basement are modest in size and have a small effect on the residential neighbours.

It is hoped that officers will be able to support the current proposal to improve and regenerate this area to the benefit of existing and future residents alike. If for any reason, there are any concerns it is requested that the Agent be contacted to allow the applicant the opportunity to address such concerns.