

14 Woodsome Road, London NW5 1RY
Design & Access Statement



Design Statement

General Description

The proposal is to create an a single storey extension at lower ground floor level to create a new living room opening onto the garden, along with other internal alterations.

Context & Description of existing property

14 Woodsome road is a semi detached Victorian Property with an existing 3 storey rear extension to the main house. It is located close to Parliament Hill School for Girls, the Bull and Last Pub and Hampstead Heath. It is within a minutes walking distance to local shops at Swains Lane.

Constraints & Land Use

The site is in the Dartmouth Park conservation area and is subject to Article 4 restrictions. The site has a residential use class of C3 that will remain unchanged.

Consultation

The clients have consulted with their neighbours at number 16, the main question raised was the materiality of the side wall. This will be grey zinc to match the colour of the metal roofing used above bay windows throughout the area. No pre-application advice has been sought as there is clear precedent on the street for this type of development, most houses having already carried out similar schemes.

Design in detail

The design creates a single storey mass that is subservient to the main building. The building line is aligned with the existing rear of the property. The predominant materials are white render, grey metal roofing/cladding and large areas of glass. The design opens up the ground floor to the rear and connects all the ground floor living spaces from the front to back and out into the garden. Long sight lines are achieved that will make for a more spacious-feeling dwelling. The roof terrace is designed sensitively to minimize any loss of privacy to neighbours, by being well set back to within the gap between the existing 3 storey extensions to number 14 (the application site) and 16.



01 Front Facade of 14 Woodsome Road 02 Aerial view looking south
03 Aerial view looking south east



04 View towards rear of the property with number 10 on the right and number 16 on the left. 05 View of garden showing brick planters

Private Amenity Space

The foot print of the extension is 15.5m² GEA and the existing garden area is 67.5m², therefore 23% of the garden area is being used. The loss of garden space is not excessive and is well below the 50% normally allowed under permitted development. The garden and extension are designed to flow into each other with minimal visual intrusion.

Neighbouring Amenity

The positioning of the extension will have no effect on daylight or sunlight to neighboring properties by virtue of being north facing in aspect and being maintained low in height to the boundary wall.

There will be minimal loss of privacy from the proposed roof terrace a first floor level as it is well set back from the rear building lines, between side walls. There will be no additional level of overlooking of the property to the rear of the site as there are existing windows to the office at first floor that are closer to this boundary (at the same level).

There will be no increase in sense of enclosure or sense of overbearing to neighbours.

Sustainability

The new extension will be built to current Part L standards which will ensure much improved levels of insulation to external walls and floors at ground level. The current inefficient boiler will be replaced with an efficient gas condensing boiler. Efficient LED lighting will be used in all new areas.

Trees & landscaping

There are no protected trees affected by the application within or immediately adjacent to the site.

Accessibility

The access to the main entrance of the house is via two steps from pavement level. There will be one step down into the new extension which has a slightly lower floor level than the rest of the ground floor level to provide better head heights in the area underneath the existing rear extension. A new shower room is being created of the living space to allow for easy access to sanitary facilities at ground floor.



06 View towards existing utility room on the right and main access do to the kitchen 07 View of site of extension through the house to the kitchen beyond 08 View to the rear of the garden 09 View from the living room to the rear garden

Refuse & Highway

There will be no effect on refuse provision. There is no effect on existing highways or transport infrastructure.

Drawings Enclosed

P-001 Location

P-100 Plans Existing

P-101 Plans Proposed

P-200 Elevations Existing

P-201 Elevations Proposed

P-300 Section AA Existing

P-301 Section BB Existing

P-302 Section CC and DD Existing

P-310 Section AA Proposed

P-400 3D illustration 01

P-401 3D Illustration 02

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