

15119  
47A Chetwynd Road

Design & Access Statement  
December 2015  
Origin Architecture



ORIGIN





**Introduction**

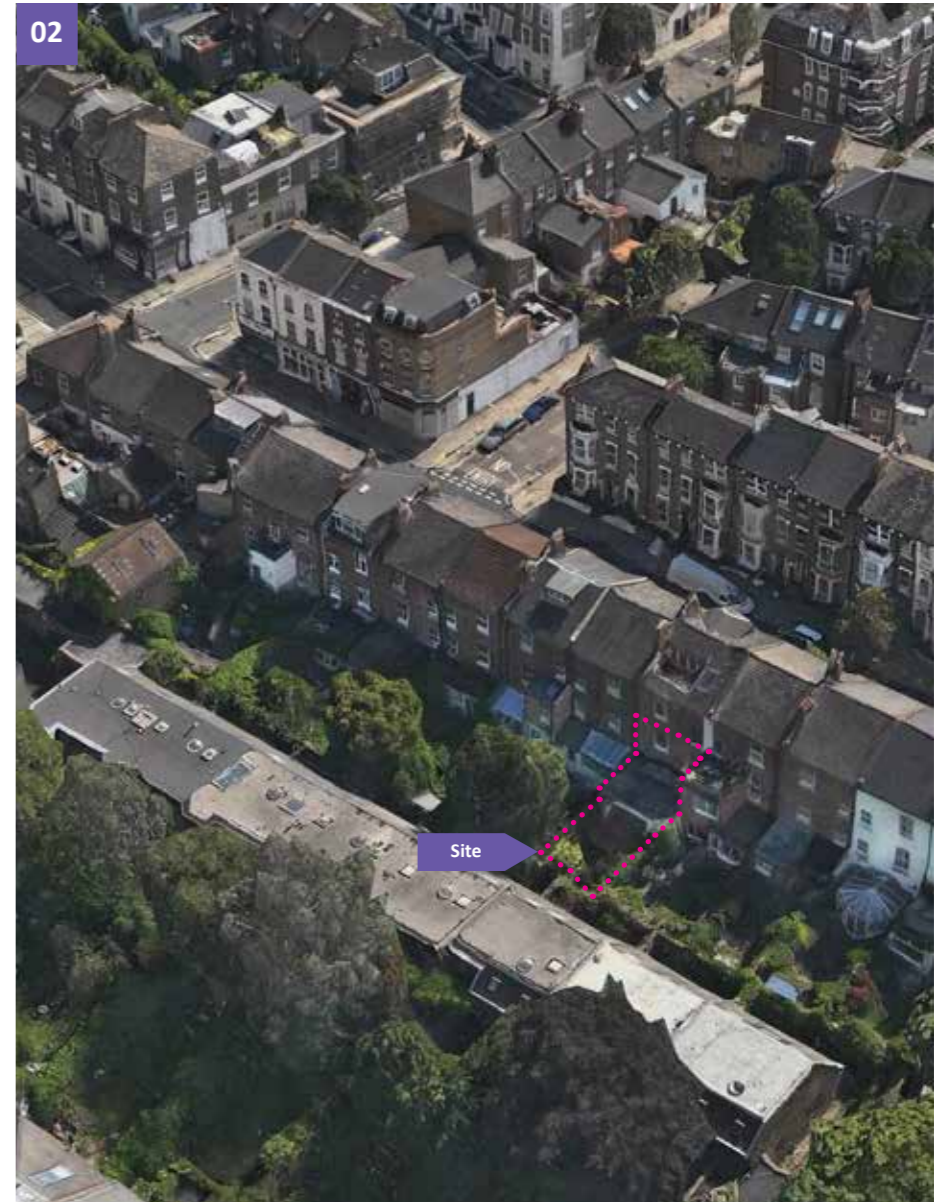
The proposal is to construct a new first floor extension to the rear of the property, over existing accommodation below. This will be approximately 3 x 3m in size and will accommodate a new child’s bedroom. The proposed addition will match the height and projection from the rear facade of the neighboring properties first floor extension. The Proposal is similar to the two storey additions that exist to the rear of many properties to on Chetwynd road. In addition the property will be reconfigured and renovated internally to make better functioning family living accommodation.



01



02





01



### Description of existing property

47A Chetwynd road is a Victorian terrace property with an existing single storey rear extension to the main house. It is located close to Parliament Hill School for Girls and Hampstead Heath. It is within a minutes walking distance to local shops on York Rise. Externally the building is mainly constructed from red brick with a rendered ground floor extension constructed in the 80s. The property has a 7.4m long garden with mature planting.

### Site Context

The road is defined by typical 3 storey Victorian terraced housing. 47 Chetwynd road was converted into 2 maisonettes in the 80's. To the rear of the property there are houses on Bellgate Mews that have large pitched roofs designed to provide privacy to the Chetwynd Road Houses.

### 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

A pre-application submission was previously made which raised the following points and recommendations:

- Reduce the height of the first floor extensions slightly (amended in current design)
- Reduce the size of the rear window to align with the head and cill of the window to number 45 (amended in current design)
- Construct the first storey from brick ( please see justification for using render on page 8)

02

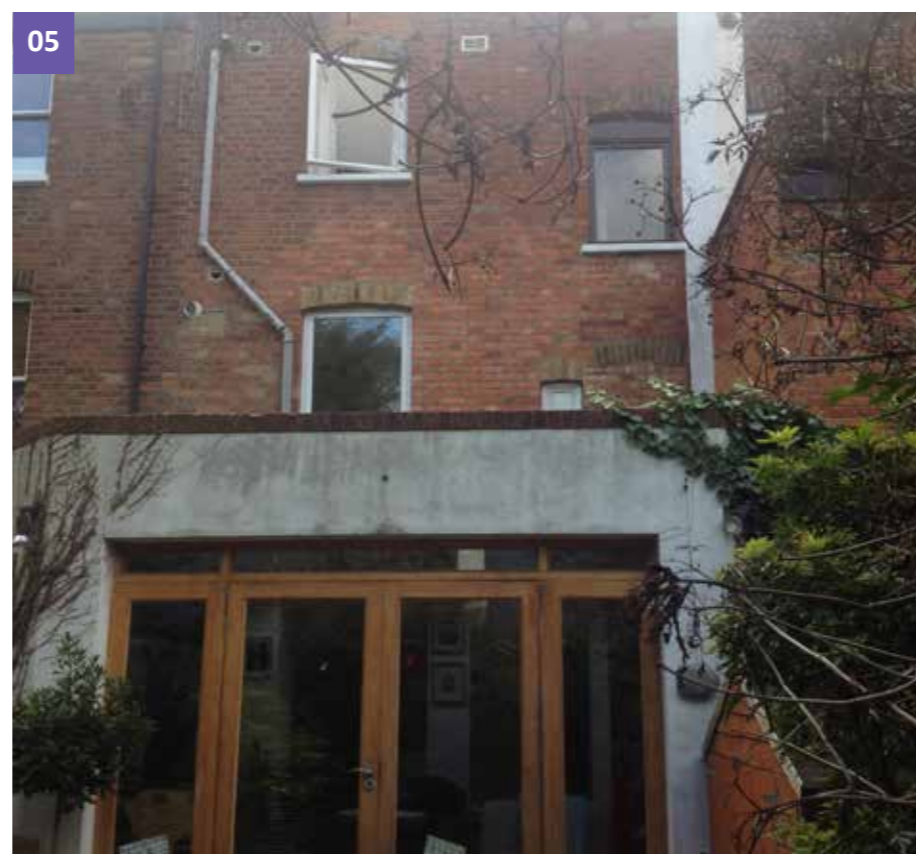
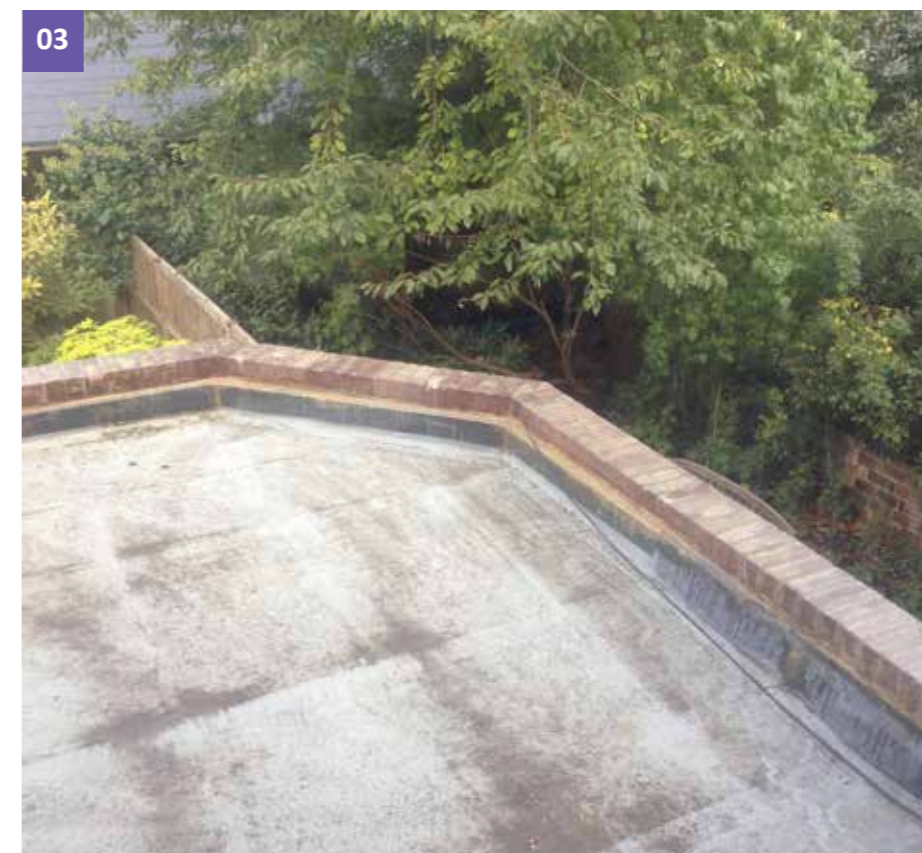
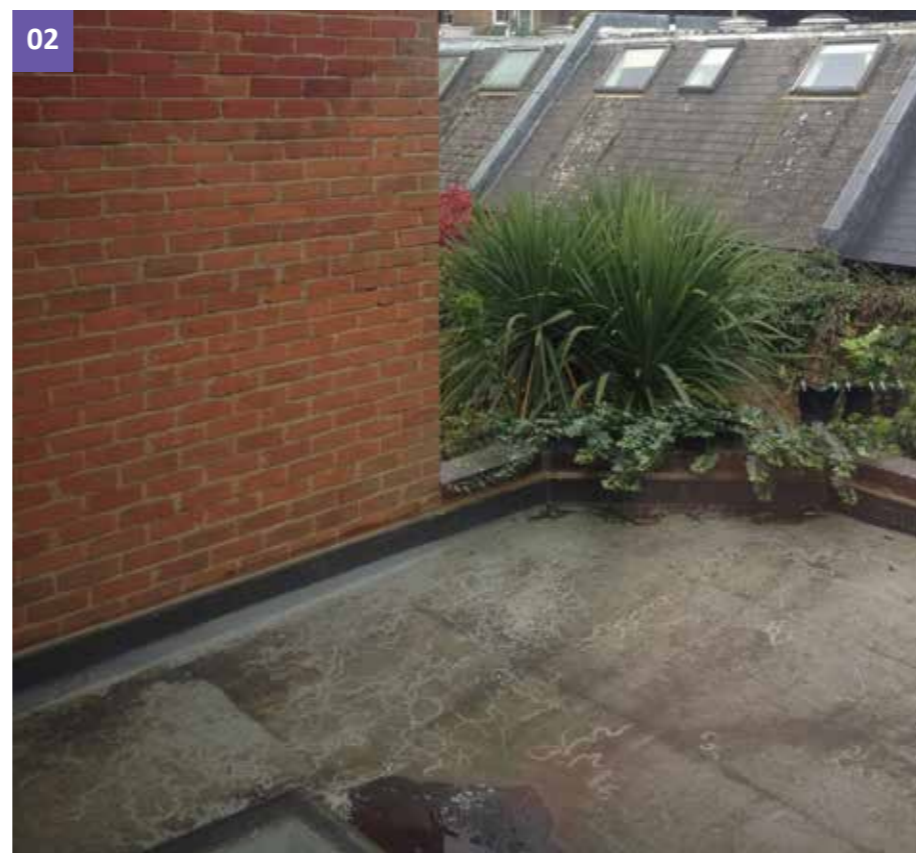




01

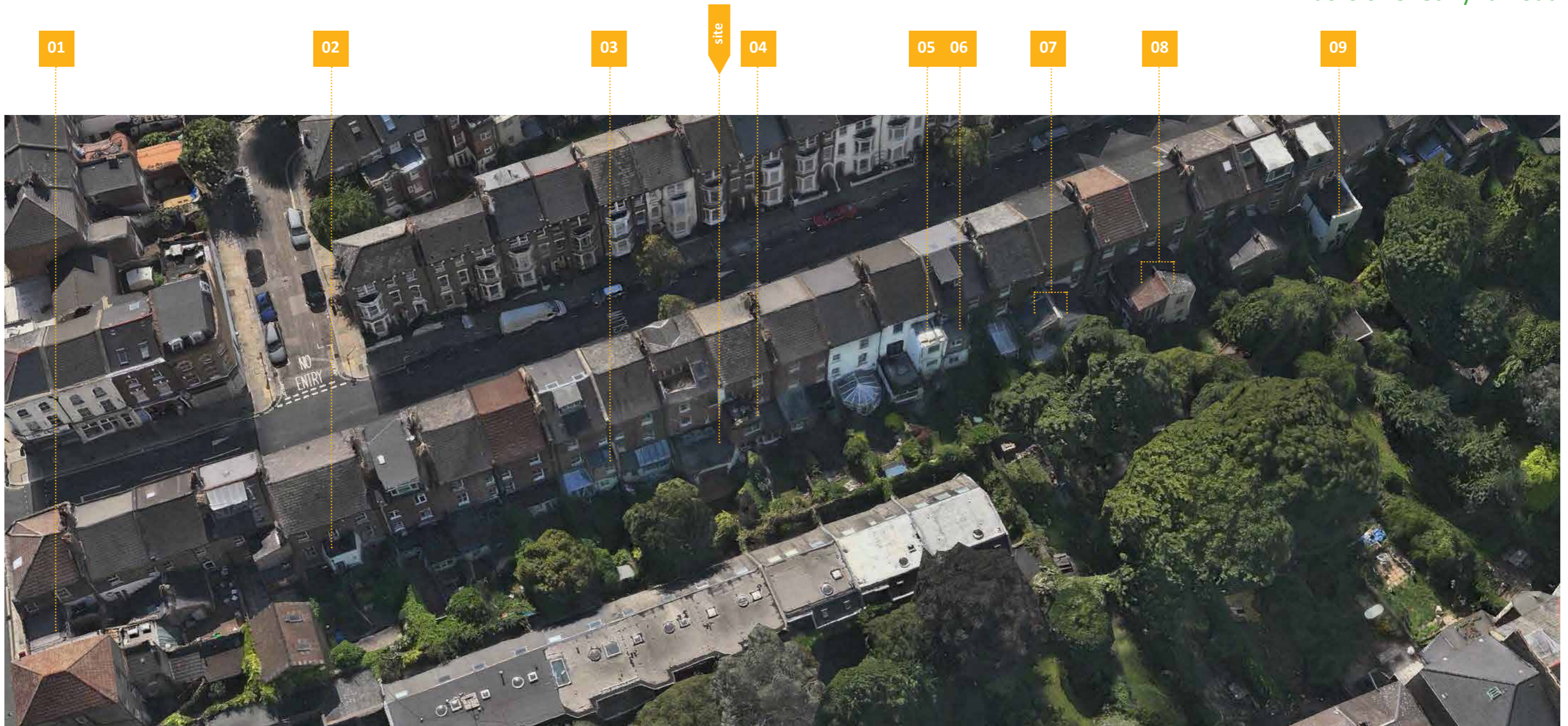






01 View from Bedroom onto flat roof showing the flank wall of the neighbors first floor accommodation. 02. View towards 45 Chetwynd Road and Bellgate mews 03. View towards 49 Chetwynd Road. 04. View of conservatory to 49 Chetwynd Road leaning out of the rear bedroom window 05. View of rear elevation 06 .View of garden





- 01. Recent high level extension.
- 02. Single two storey addition to main building in white render
- 03. Single two storey addition to main building at number 51 in render & brick
- 04. Single storey addition to main building at number 45 in brick with roof terrace
- 05. Two storey additions to No. 39 in render
- 06. Two storey additions to No. 37 in brick & render
- 07. Paired original two storey additions at 35 & 33
- 08. Paired original two storey additions at 31 & 29 etc.
- 09. Two storey addition to main house in render



### Design & Scale

The proposal is for a first floor extension to the right hand-side of the rear elevation that mirrors the neighboring properties first floor accommodation. The scale of the building is in keeping with the buildings within the street. All window lines and eaves heights respect those of the existing buildings.

### Accommodation

The design creates a new child's bedroom that will be used to help accommodate a growing family of 5.

### Appearance and materials

The proposed building will be constructed from materials used on the rear elevations of the buildings on Chetwynd Road. The first floor extension is proposed to use high performance white render, which will also be applied at the existing ground floor level to upgrade the appearance. This will make the new addition appear to be part of the existing extension presenting a subordinate 2 storey rendered form adjoining the main brick building. Please see the analysis of the backs of Chetwynd Road that show several properties that follow this model.

Windows will be timber and doors to the patio will be aluminum sliding folding doors frames, all with matching dark grey finish. The existing tiled terrace will be replaced with light coloured natural paving to help bounce light into internal spaces. The existing fence will be over-clad with light coloured vertical timber boards to match the existing height, to upgrade the appearance of the fence.

The proposed small roof-light to the first floor accommodation allows natural daylight into the stairwell when the door to this room is open during the day. It will be fixed and frosted to maintain privacy.

### Private Amenity Space

The foot print of the extension is over the current ground floor building footprint therefore there will be no loss of amenity space.

### 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 positioned away from the boundary to number 49.

The design avoids windows to the side wall to minimize overlooking of neighboring gardens. There will be no additional level of overlooking of the property to the rear of the site as the building line is consistent with the neighboring first floor window. Any increase in the sense of enclosure or sense of overbearing to neighbors will be minimal.

### Sustainability

The new extension will be built to current Part L standards which will ensure much improved levels of insulation to roofs and walls. 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 and will remain unaltered. A new shower room is being created off the existing ground floor bedroom which will create improved access to sanitary facilities at ground floor.

### 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 AA Proposed  
P-303 Section BB Proposed







