



3 WESLEYAN PLACE: DESIGN & ACCESS STATEMENT

1. THE SITE

The proposed development is residential and is located at 3 Wesleyan Place, NW5 1LG. The proposal is for changes to the closet wing extension including new windows to look out onto the side passage on the front elevation and for new windows and doors looking onto the courtyard. A replacement window is proposed for the current uPVC door on the rear elevation. Some minor internal alterations are also proposed involving the reconfiguration of the closet wing extensions first floor level layout.

The property is a Georgian era Grade II listed building and is situated within the Dartmouth Park Conservation Area.

2. ASSESSMENT:

The existing property is an end of terrace two storey property, arranged over the upper ground and first floors. It was constructed in the early 19th century at some point between 1800 and 1810. Please see the heritage statement for more information.

The property's facade is white stucco with decorative elements including pilasters and cast iron balconies to first floor windows.

While it is in a habitable condition, some minor alterations are necessary for facilitating family life and for bringing the house up to a modern and useable condition.

At present the house is arranged with two bedrooms, a small WC in the main house at ground floor level with the kitchen located in the Victorian era closet wing extension and courtyard at ground floor level. At first floor level in the main original part of the house lies the living room. In the closet wing extension at first floor level lies a large bathroom with a small box room to the rear.

The property includes a narrow side passage with a side door that connects to the kitchen. The kitchen at present despite being relatively spacious is largely unuseable due to the number of doors and windows located on three of the four walls in the room.

3. DESIGN:

Closet wing extension: New windows facing the side passage and new windows and a door to the courtyard

The proposed design seeks to rationalise the kitchen so that it becomes more useable. The current side door which has never been used due to the security issues it raises as well as generally being unnecessary as well as the requirement for storage in the area next to it, is proposed to be replaced with a timber framed sash window which will allow a worktop to run beneath it. The current door is an off the shelf, unoriginal,



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varnished pine framed glazed door from the 1980s which is not in keeping with the Georgian detailing of the house. The new timber framed sash window is detailed so as to be sympathetic to the age and design of building. A detail drawing showing this design has been submitted to this application.

At first floor level in the closet wing extension, there is currently a rotten, timber casement window that faces onto the side passage. It is proposed to replace this rotten window with a timber framed sash window that matches the one proposed at ground floor level.

The eastern wall of the kitchen which faces onto the courtyard currently has a doorway to the north which prevents a full run of kitchen cupboards being placed along the rear wall. This doorway was only added in 1982 following a planning permission in 1980, so is not an original feature of the extension. As detailed in the heritage statement, one can see evidence of this on the brickwork and the use of concrete lintel in place. (Please see the heritage statement for photographs of this area) It is proposed to fill this doorway in, so that the kitchen cupboards can run the full length of the wall allowing necessary storage space to be created.

At present the kitchen is very dark and despite looking onto the courtyard there is little visual connection to it. The existing windows are unoriginal and in poor condition, leaking and rotten with industrial appearance wire mesh embedded in the glass.

The proposal seeks to remove the existing windows and in their place to have a set of delicate, steel framed glass windows and a door that will allow a greater amount of light into the kitchen as well as creating a connection between the two spaces and allowing the family's young child to play safely in the courtyard while his parents can easily see him from the kitchen.

Steel framed doors have been proposed as they can have thinner structural members in order to replicate traditional Georgian detailing that uses thin mullions and transoms. Steel is also a long term robust solution to a wet climate. At present all of the windows and doors on this eastern wall are rotten. The steel doors are to be in a black finish to match the existing paintwork of the windows and doors of this eastern wall that looks onto the courtyard. A detail drawing showing this design has been submitted to this application.

Closet wing extension: Minor internal alterations at first floor level

Regarding the current area which currently accommodates a large bathroom and a box room, it is proposed to remove the partition wall dividing the two rooms in order to create a new smaller bathroom with a room to house a home office or potentially in time a single bedroom to the rear at the northern end of the closet wing extension.

The new bathroom services would run within the thickness of the floor and then down to the front wall of the kitchen connecting to the existing waste pipe that runs under the kitchen floor into the drain in the courtyard. The soil vent pipe would run within the new partition wall dividing the bedroom and bathroom and out onto the flat roof above. Drainage plans have been submitted with this application



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It is proposed to remove the existing plastic SVP and associated waster water pipes on the external elevation of the closet wing extension and to conceal them by running them internally, linking in to existing drainage routes.

3. AMOUNT:

The application does not seek to increase the amount of accommodation or to extend the property in any way. However, the changes will make the house more useable and will accommodate the requirements of a growing family.

With the small scale of this property, there is little storage. The new layout of the kitchen without as many doors impeding the use of the walls will allow for more storage space. The new layout will also allow an extra habitable room to be formed. This new room complies with the London space standards for a single room.

4. SCALE:

No changes are being made to the volume of the house. Its scale is to remain the same.

5. LANDSCAPE:

No changes are proposed

6. APPEARANCE:

The proposal is to maintain the attractive appearance of Wesleyan Place and improve the appearance of no. 3 with traditional windows and doors to replace additions from the 1960's to the 1980s.

7. LOCAL AND NATIONAL POLICY:

The development has considered closely local planning policy guidelines. Creating habitable rooms with natural light and ventilation in response to national policies such as 'Lifetime Homes' which are more flexible and adaptable with increased living spaces to changing needs of our population and more sustainable at meeting ecological targets.

8. ACCESS STATEMENT:

Pedestrian and vehicular access remains unchanged to the property as the current door to the side passage is unuseable, it has been bolted shut since the early 1990s due to not being required, being a security issue and because of the need for storage. Despite the current door into the closet wing being accessed via ramp from the side passage, it would not create a proper disabled access to the house as one must step up three steps to reach the rest of the ground floor, which is the same height one must climb from the street to the front door. Therefore, removing this door access remains unchanged to the property.