

# NIGEL BRADBURY DESIGNS

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## Design and Access statement

Proposed single storey rear extension, attic  
roof extension and internal alterations at:

12 Edis Street  
London  
NW1 8LG

For:  
Mr & Mrs Wightman

March 2016

**Description of proposals:**

Construction of single storey rear extension to existing basement, increase to existing 3<sup>rd</sup> floor attic accommodation and reduction of 3<sup>rd</sup> floor roof terrace, alterations to existing fenestration and internal alterations at 12 Edis Street, London NW1 8LG

**Site appraisal:**

The site consists of a large Victorian mid terrace residential dwelling constructed in a Georgian style comprising of coursed and painted smooth render to the lower elevation, stock face brickwork to the upper elevations with white painted sash windows incorporating projecting feature window and door surrounds

The property is within the Primrose Hill Conservation Area

The property originally presented a 3 storey elevation when viewed from the street with the basement located below pavement level and only visible via a small light well to the front guarded by a black painted metal railing

The rear of the property opens out into a small courtyard area which is at basement floor level

The property benefits from the addition of accommodation within the roof space with a terrace area to the front elevation behind the existing parapet wall. This provides the 3<sup>rd</sup> storey to the property.

Many other properties within the immediate vicinity have been extended in a similar way, both within the attic space and to the rear so this is considered a common feature of the area

The application to which this statement relates is for the following works:

- 1) replacement of existing front basement window from a standard 3 light casement window to a double sliding sash style timber window
- 2) modest single storey rear extension to the rear of the basement area to provide additional accommodation
- 3) removal of existing ground floor rear metal balcony area
- 4) removal of existing window and door to rear ground floor study and provision of replacement single sliding sash timber window with existing opening infilled in matching brickwork to suit new window
- 5) modest increase to existing 3<sup>rd</sup> floor attic accommodation and reduction of front terrace area
- 6) internal alterations to suit extended property

The proposed single storey rear extension would not be visible from the public highway and would only be visible by the surrounding properties from upper storey levels

The 3<sup>rd</sup> floor attic extension would not be obvious from street level, being set back and partly masked from view by the retained parapet wall and presenting a very similar elevation to the existing situation

The 3<sup>rd</sup> floor extension would be more evident from the upper storeys of the properties opposite but would not be any more detrimental to their amenity or privacy than the current situation

**Access to site:**

Edis Street is a residential road lined both sides with Victorian terraced dwellings with on street parking to both sides of the carriageway and is served by Gloucester Avenue at its Northern end and Chalcot Road to the South

Local shops are located to the East within a short walk

Chalk Farm underground station is located to the East of the site approximately ½ mile away

**Use of land:**

The site has an existing use as a residential dwelling. Approval is sought for enlargement of the existing dwelling allowing for the continuation of its current use

**Layout of site:**

The location of the proposed extension to the rear of the property and the fact it is a single storey infill between existing building structures means there is no impact or loss of privacy to any adjoining properties

The site is enclosed to the rear by Utopia Village Business Park. The proposals would have no impact on the users/occupiers of the business park

The proposed extension to the 3<sup>rd</sup> floor attic accommodation is modest in size and would have no impact on the adjoining properties and no detrimental impact on the existing street scene, appearing visually similar to the existing situation

**Amount and scale of development:**

The limited size of the rear courtyard amenity area restricts the extent to which the property can be extended. The proposed single storey addition is an infill between 2 adjacent structures and will not project any further back into the courtyard than the existing rear building line

The 3<sup>rd</sup> floor attic extension is achieved by reducing the size of the front terrace area and extending the existing flat roof forward with new bi-fold door below

The size and scale of the proposed extensions is modest in context to the existing dwelling with little or no impact on the overall amenity enjoyed by either the existing property or adjoining properties with sufficient areas retained for enjoyment of the occupiers

The spatial standards afforded to the enlarged dwelling and the adjoining existing dwellings is acceptable and reflects the character of the area

|   |                         |
|---|-------------------------|
| <u>Existing Floor Area:</u>                     | <u>195.4 sq m</u>       |
| <u>Proposed Rear Extension area:</u>            | <u>7.3 sq m</u>         |
| <u>Proposed 3<sup>rd</sup> Floor Extension:</u> | <u>5.4 sq m</u>         |
| <u>Total Floor Area:</u>                        | <u>208.1 sq m</u>       |
| <u>Total Increase in Floor Area:</u>            | <u>12.7 sq m (6.5%)</u> |

**Appearance and landscaping:**

The removal and replacement of the existing front basement window would have no detrimental impact on the external appearance of the dwelling. It is below the pavement level and not readily visible from the footpath.

The removal of the plain 3 light casement window and replacement with a double sliding sash timber window would be an improvement, the sash windows being more in keeping with the existing fenestration

The removal of the window and door to the rear ground floor study and provision of a new single sliding sash timber window to suit the revised internal layout would have no detrimental impact. Many of the existing properties have been altered and extended to the rear with no continuity of fenestration or materials

The existing openings in the rear wall will be infilled in matching face brickwork to suit the new window opening and provide a cohesive feel to the works

The single storey rear basement extension is to be constructed in face brickwork to match the main dwelling below a flat lead roof behind a parapet wall with stone coping stones. This will allow the integration of the extension into the rear facade

A set a bi-fold doors to the rear wall and a glazed roof lantern in the flat roof will maximise the amount of natural light entering into the basement area and open up the rear courtyard to the basement

The removal of the existing metal balcony will increase the feeling of openness to the rear courtyard area. The existing hard and soft landscaped areas will be retained and enhanced once the construction works are complete

**Construction Method Statement:**

**Party Wall Issues:**

Due to the close proximity of the works to the adjacent properties and works to the existing party walls the client has obligations under the Party Walls Act 1996. The client is to employ a competent surveyor familiar with all party wall issues to act on his behalf regarding this matter

**Drainage:**

Foul and surface water drainage from the development is to be connected into the existing combined drainage system within the site. It is not anticipated that any new connections will be required to the main sewers, assumed to be located within Edis Street

Client to carry out CCTV survey to determine the location, suitability and condition of the existing drainage runs

All drainage works are subject to approval by the local authority building control

Approval from Thames Water to be obtained for the drainage works if appropriate

**Site Access:**

The minor nature of the proposed works means there is no requirement for site hoarding or other facilities

All site welfare can be accommodated with the existing premises or the rear courtyard area

The scope of the construction works will not require the use of any heavy plant or machinery

**Delivery and Storage of Materials:**

Due to the limited amount of on-site storage for materials it is anticipated that frequent deliveries will be required during the construction works and that loading and unloading of materials will take place from the highway and will need to be carried out by hand.

The contractor is advised to ensure deliveries to site are by smaller vehicles where possible

All deliveries should be by prior appointment and drivers should notify the main contractor prior to arrival to ensure that the delivery area is free and available for off-loading and to allow site personnel to be ready to take delivery. If possible deliveries to the site should take place outside peak traffic times i.e. after 09.30 and before 15.00

To ensure the safety of all other road users, pedestrians and site personnel all deliveries should be supervised by the appointed site operative. This will include the safe access into and out of the site and if necessary temporary safety barriers and traffic control measures

No materials are to be stored on the public footpath or highway at any time

The contractor is to ensure that both pedestrian and vehicular access to the surrounding properties is maintained at all times during the construction works and any disruption kept to a minimum

Generally all materials are to be kept within an identified area designated for that purpose within the site with only small amounts of materials located where needed for inclusion within the building structure.

All hazardous materials are to be kept in a secure location and be able to be left safe overnight

The contractor is to ensure that the site is left secure when unattended with all necessary warning notices displayed.

Noise from the construction works is subject to control under the Control of Pollution Act 1974

Building work is only to be carried out between 08.00 and 18.00 hours Monday to Friday and 08.00 – 13.00 hours on Saturday. No work to be carried out on Sundays or Public Holidays