

# FELIXDB

10/3/2016

25a Lymington Road, London NW6 1HZ

## SUPPORTING, DESIGN & ACCESS STATEMENT

### Introduction

The property is a detached property built in approximately 1985. The property is an unusual shape with asymmetrical stepped roofs. The exterior walls are mostly red brick with some white painted rendered walls at roof level. The property comprises of two storeys, with a projecting central dormer housing the stairs. The roofs have been covered with concrete interlocking tiles.

The property is not within a conservation area.

The property is situated on an established residential road, close to the junction with Finchley Road. Adjacent to the property is the Jewish Community Centre and directly opposite the property, there is a modern block of flats. The Jewish Community Centre is situated within 3ft of the subject property and overshadows the building to the north face.

The plot generally slopes from left to right and from the front to the rear. The plot is of regular shape with a driveway to the front.

### Description

Single storey side extension

Changes to the windows and doors in size and style

New sliding metal vehicle gate and metal fence to the pavement boundary.

Self-coloured render to exterior walls. (knauf marmorit colour WH046 light grey)

We propose to extend the property to the side by 2.32m up to the existing boundary wall. We intend to continue the existing roof slope angle down to where it meets the boundary at which point the eaves will be 2.39m high. The current roof spanning over the kitchen and garage will be rebuilt with vertical gable ends. There will be six roof light windows installed into the new extension roof.

The existing windows are varnished timber with leaded double glazing in a diamond pattern. The double glazing has failed in numerous places and needs to be replaced. We propose to replace these windows with contemporary aluminium framed windows that are more in keeping with the modern exterior architecture.

Some of the window sizes will be increased to allow more light into a currently dark interior. We hope to install three new windows into side vertical wall at roof level to form a clerestory into the 1<sup>st</sup> floor room and stair atrium. These clerestory windows will be above 3.7m high from internal floor level and so will not provide any view of neighbouring properties.

There will be two roof light windows installed above the master bedroom in the main roof.

At the front of the property is a wind swept large open driveway, which often collects litter blown in from the street. The owners wish to increase the privacy and security of the property by installing an aluminium fence and gateway to control access. The current occupants do not own a vehicle however we will maintain off street parking space for two vehicles. The new fence and gates will be 1.6m high with planting behind to provide extra screening. The planting will consist of Phyllostachys-nigra / black bamboo planted at 900 centres, with a Betula Utilis Jacquemonti / silver birch and an ornamental white cherry tree / Prunus 'Tai-haku'. The new sliding vehicle gate, pedestrian gate and fence will be 1600 high horizontal aluminium, 160mm x 25mm sections with 30mm gaps Maez by Alumax UK RAL colour 7045.

The exterior brick walls of the property were constructed using cheap bricks that have shrunk and caused cracking. There is lime blooming efflorescence in various points. The exterior of the property is tired and needs updating. Using self coloured silicone based (knauf marmorit colour WH046 light grey) render we intend to brighten the property and surrounding area. The new rendered exterior will give a clean modern look in line with the original architecture.

### Design

The side extension has been designed to continue the original architectural roof forms. We believe the new extension will give balance to the asymmetrical composition. The existing leaded windows are incongruous with the modern architectural design. The new high quality aluminium windows unify the overall contemporary design. The new fencing and planting to the boundary will

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improve the street scene with decorative plants and an attractive fence boundary to the pavement. This will provide visual interest and structure to a currently bare roadside.

## **Scale**

The height of the new extension will be 2.39m high at the eaves and rises to 3.72m the same height as the current roof. The eaves height at the boundary is as minimal as possible and should not affect the amenity of the neighbours. The volume of the extension is in keeping with the original design and adds balance to the higher two storey façade.

## **Access**

No access considerations are needed for this extension and alterations to an existing domestic residence in which the current occupants have no access problems.

Please see enclosed existing and proposed plans, elevations and sections illustrating the design of the extension.

If there is any additional information or amendments that you require please do not hesitate to contact me.

Regards,

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