

Design & Access Statement 12 Gardner Road London NW3 1HA

Use

Number 12 Gardner Road is an end of terrace single family dwelling over four floors. It has a front area with steps down to a lower ground floor entrance and a small rear patio garden. The rear garden is some 6 M deep. Alterations have taken place to form French doors at lower ground level and a Juliette rear balcony at ground level rear. Planning permission exists to alter the rear lean too small roof and stairs window. The rest of the house remains as the original layout. The second floor has two bedrooms and a bathroom. The first floor has a bathroom dressing room and master bedroom. The ground floor has had all walls removed and is an open plan living room. The lower ground floor consists of a kitchen dining area and utility room. The proposal is to extend the existing stairs up to a new third floor level with front dormer windows aligning with the existing front windows and a pitched roof with a velux over the new stairs and a folding patio door at the rear leading to a new modest roof balcony. The new third floor will be an additional study bedroom and bathroom.

Amount

The property is currently 4.8M wide and 6.8M deep with a two floor front angular bay at the front and a 1.5 floor modest rear addition 1.65M deep. The proposal will add an additional 32msq of space. The house is currently 143 Msq.

Layout

The proposal would necessitate the installation of new rear glass railings and a new flat roof not visible from any of the surrounding properties.

Scale

Number 12 Gardner Road is the end of the terrace and the West flank boundary wall cuts any views off from the newer development at the end of the cul-de-sac. The rear elevations has a two storey rear addition. The proposal will be the same height as the existing roof extension on numbers 9-11 the same side of the road and will match the existing roof extensions in scale and appearance.

Landscaping

The proposals would require pots and plating to be sited on the new balcony roof.

Appearance

The proposed main alteration at the rear would be a folding sliding glazed set of doors to the gable end and a slated pitched roof over the stairs. At the front a pair of matching dormer windows and a slated roof at 70deg pitch to match the existing would be visible. Photos are enclosed with this application of surrounding existing roof extensions on both Gardner Road and Gayton Crescent.

Access

The House access is at the front with six small steps above street level to the ground floor. There is hard standing for bins and bikes at lower ground floor level down the original concrete and York slab stairs. Access for tending planting to the new proposed rear balcony would be though the new sliding door/window. The new floor would be accessed from the continuation of the existing stairs. There is a sprinkler fire alarm system installed in the house with provision for the new floor.