

—

66 Solent Road
Design & Access Statement
August 2016

Cousins & Cousins

Contents

1.0	Introduction	03 - 04
2.0	Site Description & Context	05
3.0	Design Statement	06-08
3.1	Proposal	
3.2	Side extension	
3.3	Roof extension	
6.0	Access	09
7.0	Conclusion	10



Aerial view

1.0 Introduction

Cousins & Cousins Architects have been instructed by the property owners to prepare a Planning Application for the renovation and extension of their Terrace at 66 Solent Road, NW6 1TX.

The property is located within Camden Borough, West Hampstead, in Solent Road, a street consisting of late Victorian residential terraces.

The property is very close to West Hampstead Overground and Underground station and to West Hampstead Thameslink.

The project proposal concerns the existing two storeys with roof accommodation dwelling . The access to the property is through the front garden of no.66.

The property currently comprises of:

Ground floor level:

Entrance Hallway, Living Room, Kitchen, Powder Room, Dining Room, Front and Rear Gardens.

First Floor:

3 Bedrooms, Bathroom, Ensuite, Hallway.

Second Floor:

Spare Bedroom and Store.

The property is not in a conservation area.

1.0 Introduction *continued*

This Design and Access Statement is to be read in conjunction with the following drawings:

Existing and Proposed Drawings *by Cousins and Cousins*

- 16010_P-000 Site Location Plan
- 16010_P-010 Site Plan

- 16010_P-101 Existing & Proposed Ground Floor Plan
- 16010_P-102 Existing & Proposed First Floor Plan
- 16010_P-103 Existing & Proposed Second Floor Plan
- 16010_P-104 Existing & Proposed Roof Plan

- 16010_P-200 Existing & Proposed Section AA
- 16010_P-201 Existing & Proposed Section BB
- 16010_P-202 Existing & Proposed Section CC
- 16010_P-203 Existing & Proposed Section DD

- 16010_P-300 Existing & Proposed Street Elevation
- 16010_P-301 Existing & Proposed Side Elevation
- 16010_P-302 Existing & Proposed Rear Elevation



Site plan - 1:1250 @ A3

Site boundary



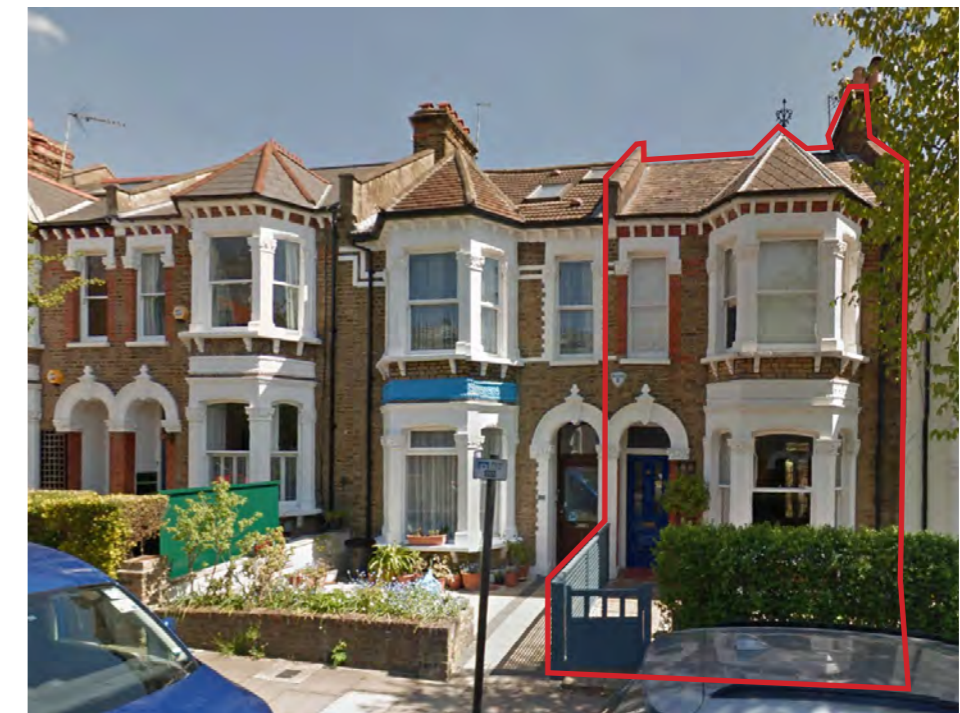
2.0 Site Description & Context

2.1 Solent Road

The property is located in Solent Road on the west side of West End Lane, the road was constructed in the 1870s and the houses in this area were all built between 1882 and 1894.

66 Solent Road is a two storey mid-terraced late Victorian property with an ornately decorated front façade, the road consists of predominantly residential properties but the space previously occupied by 9-17 Solent Road bombed during the Second World War, was replaced by an open space and clinic, now key amenities of the area.

Most of the houses have been altered or extended at some point with rear extensions and loft conversions, as can be said for 66 Solent Road which has a rear ground floor extension with accessible terrace at ground floor and a small first floor ensuite in between the two front rooms.



3.0 Design Statement

3.1 Proposal

The existing front elevation is in good condition and it has been proposed to refurbish the existing entrance door and front windows as required. Three roof lights are also proposed to the main roof street elevation.

The property has previously been extended to the rear with accessible terrace above and timber double doors into the garden. The rear garden has recently been updated.

The scheme aims to rejuvenate the property whilst creating a modern living space. To achieve this we are proposing opening up the ground floor level by removing the existing external side wall and extending the boundary across the site. This infill extension will be covered by a full length skylight which will maximise the light into the living space's elongated footprint.

The timber frame double doors in the existing rear extension are proposed to be replaced by a modern glazed elevation that will create a strong connection between the garden and the new open plan living/kitchen.

At second floor level, it has been proposed to create a flat roof dormer extension to the existing main roof, followed by a further pitched roof extension to the original outrigger to the dwelling house.

This proposal will not only increase the usable space within the second floor, but it will add to the amenity of the property without compromising the character of the building, remaining in keeping with neighbouring extensions.



Views of existing side passway and back extension at 66 Solent Rd, dormer extension at neighbouring property 64 Solent Rd



Existing front elevation



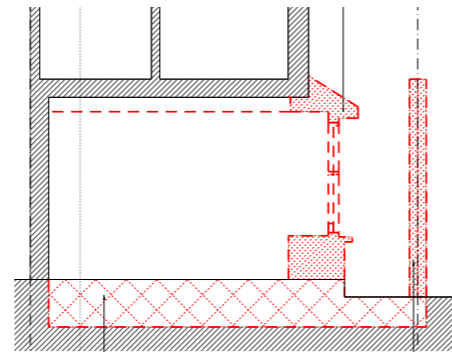
Existing landscaped back garden



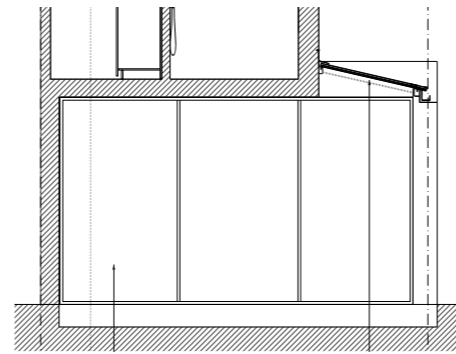
Existing side passageway



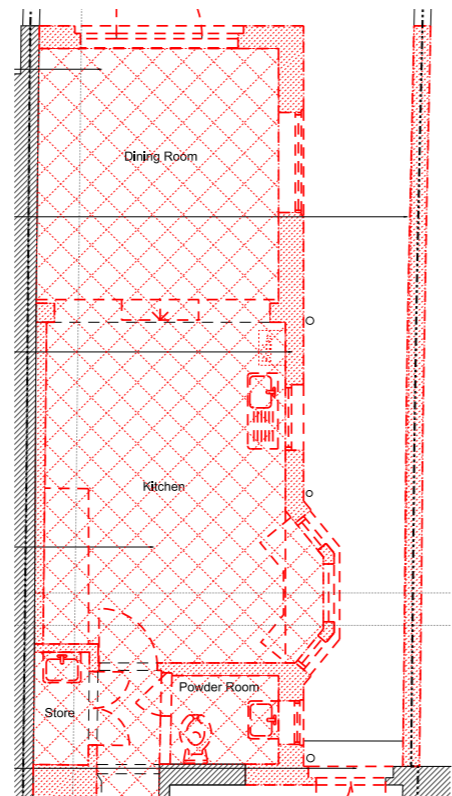
View of existing rear elevation and side passageway



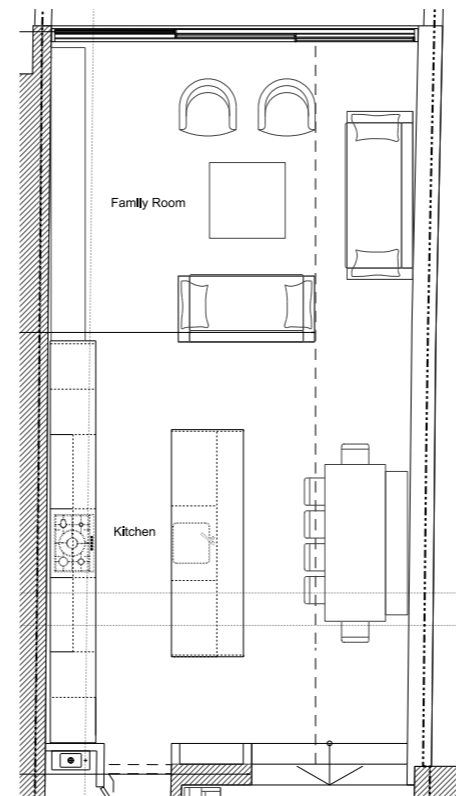
Existing/Demolition ground floor section



Proposed ground floor section with glazed roof side extension



Existing/Demolition ground floor plan



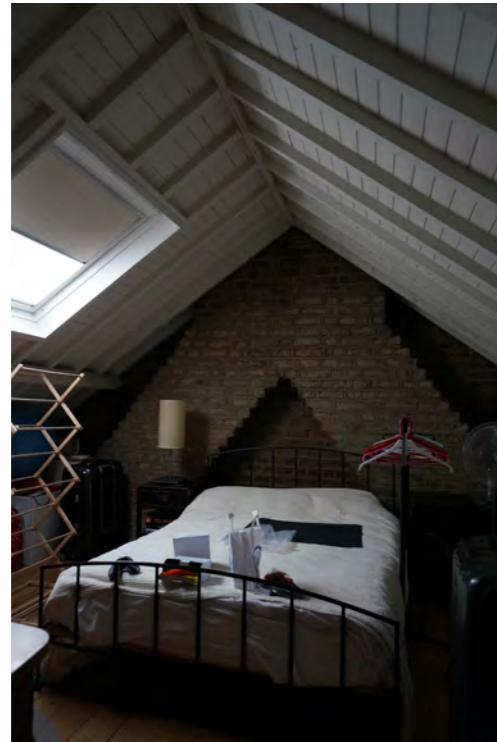
Proposed ground floor plan with side extension

3.0 Design Statement

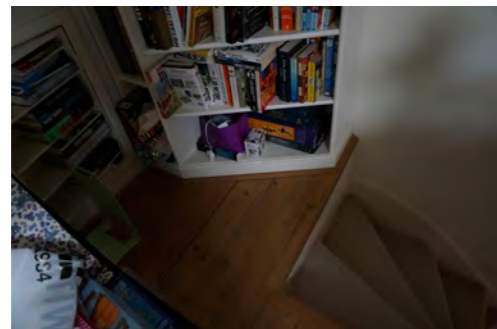
3.2 Side Extension

One of the main proposals for this scheme is the demolition of the ground floor side wall in order to create and infill extension into the existing side passageway that will significantly improve the size and quality of the living space at ground floor level.

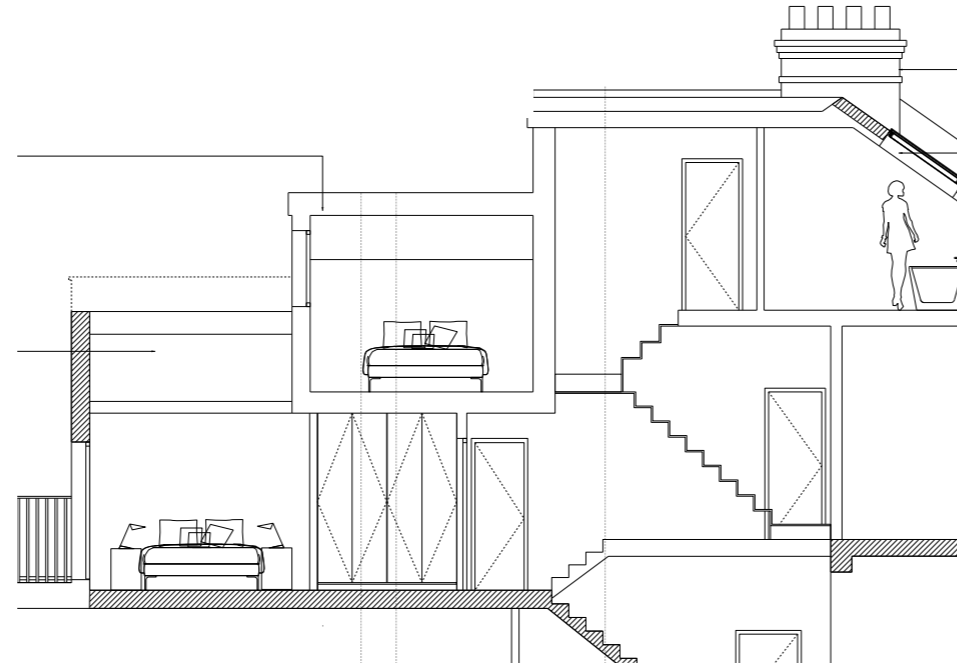
As mentioned, the installation of a full length skylight to this extension will bring light into the heart of the property, adding significantly to its amenity. The inclusion of a new glazing to the rear elevation will dramatically improve the relationship between the living and exterior spaces, as well as refining the overall look of the property from the garden.



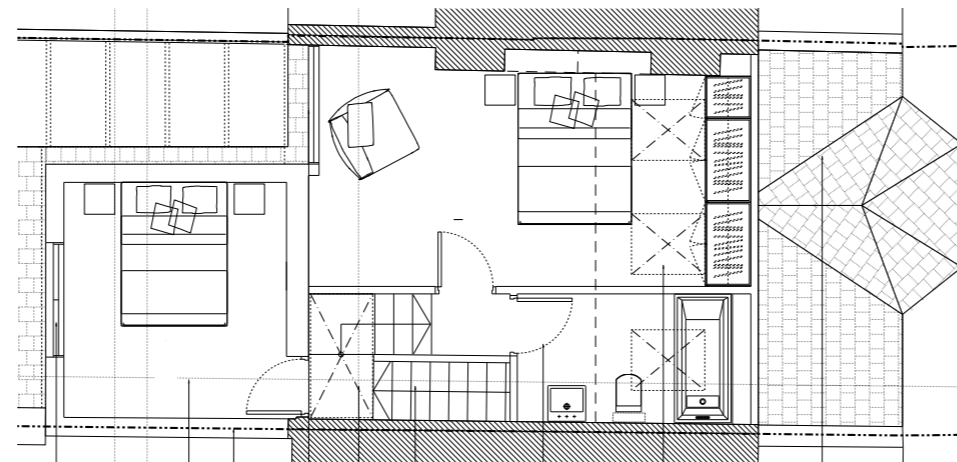
Existing attic floor



Existing stairs access to attic floor



Section through second floor level showing proposed roof extension



Proposed second floor plan

3.0 Design Statement

3.3 Roof extension

This application proposes the erection of a dormer extension to the rear of the main roof including and a roof extension to the original outrigger to the dwelling house.

The dormer extension design incorporates a new fixed glass flameless window with views into the garden.

All materials used to build this extension will match existing.

At the front of the property it has been proposed the installation of three new Velux type windows to provide the bedroom and new family bathroom with natural light and ventilation.



7.0 Access

Access to the property from the street is maintained as existing.

The application site is located within a highly accessible area within Zone 1 in close proximity to West Hampstead Overground and Underground station and to West Hampstead Thameslink.

The application proposal has no implications on the site's accessibility and doesn't have any effect on parking.

8.0 Conclusion

This proposal seeks to preserve and enhance the character of the existing property whilst improving the amenity of the existing home.

Careful consideration has been given to the design of the proposed scheme with regards to existing property and the neighbourhood character. The sympathetic alterations proposed for the top level with the redevelopment of the roof, including a dormer extension to the rear, will provide important amenity to the existing attic whilst remaining in keeping with the character of the property and its neighbours.

The rear façade is not visible to the public and the proposed alterations would enhance its appearance while being sensitive to the detail, scale and proportions of the existing house. The proposed side extension will notably enhance the appearance of the house and it also will significantly improve the liveability of this dwelling.

