

## **Design and Access Statement**

**For**

**Basement Flat**

**9 Kingdon Road**

**London NW6 1PJ**

The building is one of a terrace of Victorian Buildings on the North West side of the Road sitting approximately in the middle top part of the road. It has a stuccoed front elevation and the flat is in the lower ground floor level under the slightly elevated ground floor. This flat has the benefit of the sole use of the 12m long garden at the rear. On either side along the length of the garden there are brick walls about 1300mm above the elevated plateau of the garden surface. The rear elevation of the property is in London stocks with timber sash windows and concrete sills.

The requirement was to provide an additional bedroom to the flat and create a better arrangement for the living/dining accommodation with views to the garden. This arrangement will allow better light to the facilities and a fluidity to the layout.

The flat will be extended to the same line as the extension at the lower ground floor flat of 11 Kingdon Road. The design allows the extension to be built below the line of the brick garden wall and therefore it will not cause any obstruction of light or views to either side.

The extension is restricted and takes 31.7% of the garden. So, there is a great part of the garden free for planting and relaxing.

The design accommodates the requirements quite adequately leaving the majority of the original house intact. The materials are sympathetic to the original materials using as far as possible the same ones. The symmetry to the front of the house is not maintained but this gives a great possibility for an exciting elevation balancing the along a line off the centre. This is achieved by using a different rhythm in the fenestration of the two floors.

At the rear the elevation works out symmetrically on the axis with the centre part as double height with the gutters hanging in front of the half dormer windows. The slightly tilted eaves of the roof give a chance for an imaginative way to illuminate it down from the underside of the eaves.

The house is extended at the rear by 3m only allowing the roof to slide down to the ceiling of the ground floor causing the minimum intrusion to the adjoining houses. The treatment of the extension at ground floor level provides a classical form of distinction in materials that will enhance the elevation and give a beautiful background to the garden.