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DM269 76 Patshull Road NW5

DESIGN STATEMENT

The existing building

Properties on Patshull Road fall within the Bartholomew Estate Conservation Area. The prevailing character is residential with three storey semi detached villas and terraces with narrow plot widths, shallow front gardens and larger rear gardens. Some front elevations incorporate special features such as brick dressings and decorative patterning, delicate pilasters and composite capitals at ground floor. Decorative metal balconettes at first floor are also featured throughout this stretch of the street. Gaps between buildings are an aspect providing street views towards the rear. At the rear, the majority of houses host extensions and/or conservatories.

Number 76, which is the subject of this application is a three storey semi detached house that lies on the south-east side of Patshull Road. It is constructed from yellow London stock bricks with timber sash windows, arched windows at second floor and a metal balconette at first floor. On the west side of the building, a passage leads directly to the back garden which itself adjoins to the gardens of numbers 74 and 78. At the rear, a bricked infill side return extension with a sloping tiled roof is located on the ground floor.

The proposal

The aim of this proposal is to refurbish and enlarge the building to make it a more usable modern family home, re-orientated to relate better to the rear garden area. The best features of the original house will be preserved and contrasted with a contemporary treatment to the new elements. There will be no significant alterations in the appearance from the street.

The main alterations are at the rear of the building, with very modest changes at the side. The existing side return infill extension is to be demolished and replaced with a new ground floor bricked extension. The new structure will extend slightly further out into the garden, aligning with the edge of the existing rear offshoot.

A key feature of the new extension will be the glazed sloping roof that will sit in the same location as the existing tiled one, allowing additional natural light to reach further into the living space. Such a feature is not rare in the area, the adjacent number 78 has a glazed roof on its infill extension. The roof from the glazing until the end of the extension will be flat.

To emphasize the connection of the house with the back garden, three floor to ceiling timber sliding doors are to be located at the rear of the extension providing views and access. The stepping to the garden will also be removed and replaced with new steps of timber construction with less visual impact to the garden. The treatment will thus allow the rear garden to become an integrated element of the home, highly visible all year round, and an extension of the living space in the warmer months

Internally the new rear space will be amalgamated with an existing room to form a combined kitchen, dining and living space. In order to enlarge this important family space, the walls of the existing offshoot on the west side at ground floor are to be demolished and the passage to the garden closed up. Thus, the rarely used side passage will become part of the internal space at ground floor. A short length of the side passage nearer the street will also be raised in height and roofed over to provide an enlarged WC and utility area. This new alteration at the side of the building will not impact in any significant way on the existing street views of the house.

In addition, the proposal seeks to replace the existing rear window at first floor under the existing roof terrace with a new larger opening that will incorporate a fixed glazed panel and a smaller openable window of timber frame construction. This new feature will match the proposed floor to ceiling sliding doors at ground floor creating an overall sense of cohesion to the rear extension, in place of the disjointed composition that currently exists. A new high level window is also proposed for the flank wall of the offshoot at first floor level.

Presently, the door accessing the roof terrace is in a deteriorating state. It is proposed to replace this with a new painted timber door matching the rear of the house.

All new exterior walls will be faced with yellow reclaimed London stock bricks to match the original appearance of the building, to harmonise with the host building and not detract from the character of the Conservation Area.

Access statement

As no works are proposed to the front of the house, the current stepped entrance will not be altered. Although the passage on the west side was not stepped it did not offer access from the rear of the house. Thus, the property was not, and will not be wheelchair accessible.

The proposal includes no on site parking provision. There is an existing Controlled Parking Zone in Patshull Road.