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## Design & Access Statement

18 Harmood Street, NW1 8DJ

This document accompanies drawings and information relating to proposed scheme at 18 Harmood Street, London NW1 8DJ.

The application relates to a two storey, terraced property located on the eastern side of Harmood Street.

This site is not Listed but is located within the Harmood Street Conservation Area and is listed as making a positive contribution to the area.

This application proposes a ground floor extension with a series of sloping rooflights.

### 1.1 INFORMATION SUBMITTED

- Householder Planning with Conservation Area Consent application form
- Planning Statement
- Location Plan (1:1250@A3)
- Existing Plans, Sections & Elevations with Proposed Demolition (1:100@A3)
- Proposed Plans, Sections & Elevations (1:100@A3)

### 1.2 PROPOSAL

The proposed alterations to 18 Harmood Street are motivated by the need to upgrade the quality and functionality of internal areas whilst preserving and enhancing the existing character of the property.

Primary works include the following:

- Partial demolition of existing rear facade and glazed rooflights at ground floor level
- Addition of glazed, rear extension with minimal-style grey framing to sloping rooflights above
- Introduction of hinged, Crittall-style, glazed doors to the rear facade with windows either side

For additional alterations and description please refer to proposed plans and accompanying documents.

### **1.3 SCALE**

The scale of the proposal is in keeping with the host property and sympathetic in design and materiality, creating a contemporary addition to the house. The extension at the rear, ground floor level has been designed to create minimal impact on the surrounding neighbours and the massing reduced as much as possible whilst allowing functionality internally at No.18.

### **1.4 LANDSCAPING**

The existing, rear garden paving will be removed to allow for the extension and any necessary making good carried out to a high standard.

### **1.5 APPEARANCE**

The overall appearance will be sympathetic to the existing property. Materials proposed will help distinguish the existing charm of the host property, so as not to distract from the original architecture. A clear distinction will be present between the existing brickwork and the proposed glazing, which will form the ground floor extension to further highlight the old from the new.

We propose minimal framing to the lightweight, glazed extension to enable the addition to sit comfortably within its surroundings.

The extension has been designed in line with Council policy, as well as general rules of thumb that have been set out to ensure rights to light for neighbouring properties (25 & 45 degree tests).

We have sought to achieve the highest standard of design for the development whilst following considerations contained within the Council's policies.

The proposal cannot be seen from either Harmood Street or any surrounding public roads.

### **1.6 ACCESS**

Access to and from the property will remain unchanged.

## **2.0 CONCLUSION**

In conclusion, the proposed, rear extension at Ground floor level will sit comfortably within its existing surroundings and provide much needed space for this family home.

The scale of the proposed ground floor would not adversely impact, and therefore preserve, the character and appearance of the Conservation Area. The proposed extension is lightweight in its design and as such, is considered to have minimal impact on the host building, with its character still readable.

The proposal will utilise the highest quality materials and together with detailed design and professional workmanship, the extension will provide a contemporary, yet sympathetic addition to the existing rear elevation.

**TR Studio**