

T R S T U D I O
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Design & Access Statement

42 St Alban's Road, NW5 1RH

This document accompanies drawings and information relating to proposed scheme at 42 St Alban's Road, London NW5 1RH.

The application relates to a semi-detached, two storey family dwelling located on the North side of the street, East of Brookfield Park.

The North side of the road (on which No.42 is situated) was built slightly later than those houses including Nos.25-33, a group of Arts & Crafts two storey houses by the Smerdon brothers dating from about 1910. The only 19th Century properties on the North side are Nos. 2 & 4.

Whilst No.42 is a later addition, it showcases similar details of the Art & Crafts era. The houses along the street are linked by their two-storey scale, and details such as gables, stucco, tiled roofs,

This site is not Listed but is located within the Dartmouth Park Conservation Area and according to the conservation area appraisal, the property is listed as making a positive contribution to the character and appearance of the area.

This application proposes a ground floor extension with 1no. rooflight set within a 'green' roof.

Crittall style windows and doors are proposed to the rear and side extension.

1.1 INFORMATION SUBMITTED

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

1.2 PROPOSAL

The proposed alterations to 42 St Alban's Road 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 at ground floor level.
- Addition single-storey, rear extension with Crittall-style windows and doors.
- Introduction of 1 no. rooflight to the rear extension.

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

1.3 SCALE

The scale of the proposal has been designed to be sympathetic in massing as well as design and materiality. The extension at the rear, ground floor level has been designed to create minimal impact on the surrounding neighbours.

The host building remains distinguishable from the proposed extension. The proportions of the existing house are retained with the new addition carefully integrated into the existing brick banding along the rear and side elevations.

1.4 LANDSCAPING

The existing, rear garden will be landscaped to integrate with the new addition using soft planting, raised beds and york stone pavers to integrate into the current landscape.

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.

In like with Council policy, the proposal seeks to preserve and enhance the character and appearance of the area. In doing so, both harmony and balance are restored within the streetscape.

As stated in the Dartmouth Park Conservation Area Appraisal and Management Statement, successful modern design can be of the 21st Century and enhance the conservation area, by carefully assessing and responding to the form and qualities of surrounding buildings and spaces.

As part of the design process, careful consideration has been taken to ensure the character of the area is maintained using modern design and combined with traditional detailing.

The proposal maintains the special interest and the particular character of Dartmouth Park Conservation Area.

The roofline of the property will remain unchanged retaining the current form of the area.

The proposed alterations will be sensitive to the surroundings using high quality materials and workmanship. Appropriate windows and doors will enhance the character of the dwelling, allowing it to sit comfortably within its surroundings.

The proposed rooflights will be conservation grade and discreet in its setting within a 'green' sedum roof.

The rear extension will not be visible from the St Albans Road as it will be screened behind an existing fence/ access gate to the rear garden.

The extension has been designed in line with Council policy and we have sought to achieve the highest standard of design for the development.

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 considered to have minimal impact on the host building, with its character still readable, enhanced by modern brick detailing, in celebration of the Arts & Crafts movement.

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