

NATASHA REID
design

Design and Access Statement

30 Oakford Road, NW5 1AH
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01 INTRODUCTION

The owners of 30 Oakford Road are applying for permission to remodel the lower ground floor to better suit the needs of a family home.

02 SITE AND CONTEXT

30 Oakford Road is a three-storey terraced house in Kentish Town. It sits in the middle of a Victorian terraced street, the rear elevations of which all have two or three storey original back extensions. These have been further extended in differing arrangements with one or two storey modern additions built in a variety of materials.

The rear lower ground floor elevation is rendered and painted white, as well as the part of the upper side elevation. The rest of the upper floor elevations are London Stock brickwork.

There is an existing extension which has been carried out in a piecemeal approach, resulting in the internal layout at the rear of the property being highly constrained by loadbearing walls. The existing sloping glazed roof and smaller addition give an ad-hoc and irregular appearance to the property.

03 PROPOSAL

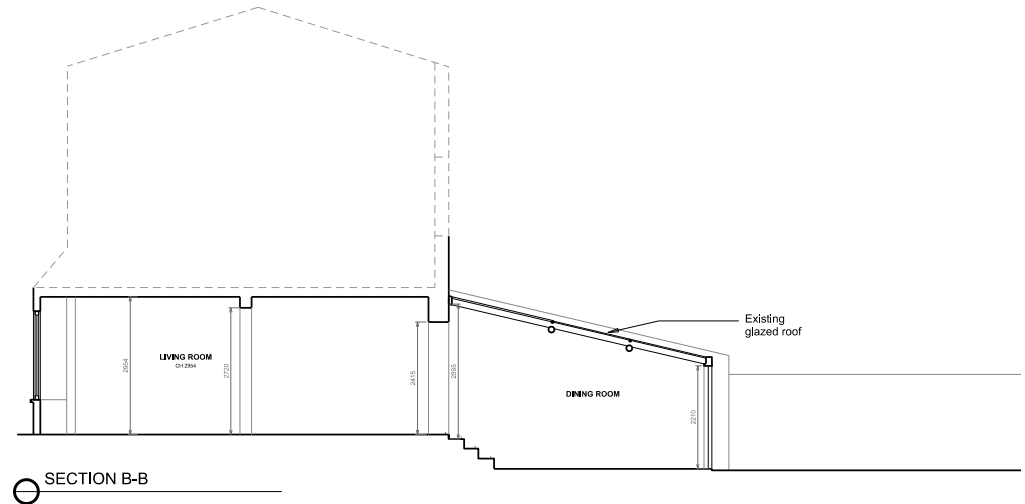
The proposed work is to remodel and partially rebuild the existing single-storey rear extension to the property, to provide a single unified family space and improved the exterior appearance of the property. The existing side wall to no.28 is to be retained and adjusted in height to provide support for a new flat roof. This existing wall will be lowered towards the main house, and raised towards the garden to give a continuous height of 3m.



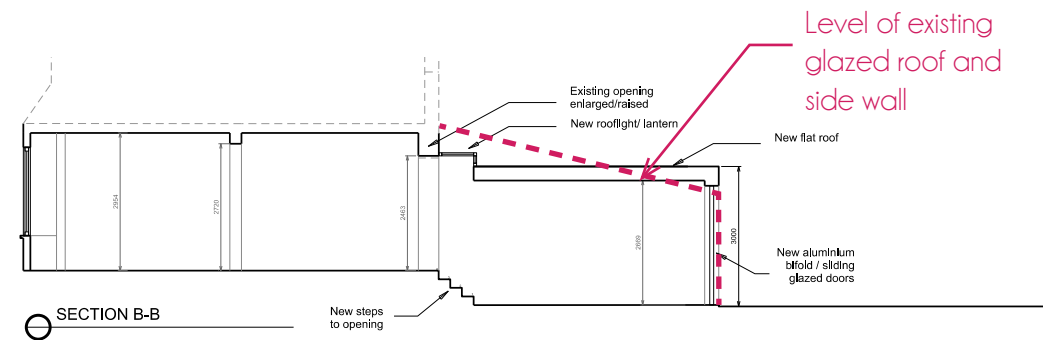
Existing rear extensions

The remodelled extension will accommodate a kitchen and dining area with new sliding-folding glazed aluminium doors to enhance the connection to the garden. The footprint of the remodelled extension is to align with the outermost line of the existing extension, as well as the neighbouring extension at no. 32.

The junction between the new flat roof and the existing building is bridged with a new roof lantern, which provides sufficient head height internally for the level change, as well as allowing light to enter into the existing living room. The height of the roof lantern is to be less than the height of the existing pitched glazed roof that is being replaced. Two new narrow flat rooflights are proposed to the extension roof and two new rooflights to the existing pitched roof.



EXISTING REAR EXTENSION



PROPOSED REAR EXTENSION

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Contemporary design & quality

The proposal is for a high quality contemporary design, which uses sympathetic materials and takes a form that is clearly subservient and sensitive to the existing property. The proposal is considered to be more appropriate than the previously ad-hoc and poor quality alterations.

The choice of light weight materials provides a harmonious contrast with the London stock brickwork of the main building, to ensure a clear distinction between old and new. The choice of colour and texture has been carefully considered in relation to the historic fabric.

The external cladding is to be vertically-slatted timber, using a naturally weathering species such as larch or cedar, which weathers over time to a beautiful shade of silver-grey, and allows the extension to subtly blend into its environment. The ageing process of the cladding is intended to contribute positively to the character of the building and the site's wider context.

It is proposed to use the timber cladding to renew the appearance of the first floor, which has been unsympathetically rendered to one side and the brickwork patched up conspicuously around the uPVC first floor window.

It is proposed to replace this first floor window and to enlarge the opening, to reinstate the proportions of a traditional sash window. The window is to match the new aluminium doors and provides a contemporary counterpoint to the timber cladding.



Example of silvered larch cladding



Existing review view of ad-hoc additions



Indicative visualisation of proposed remodel

04 AMOUNT

The alterations will provide only a negligible amount of additional area to the property, through the re-alignment back wall of the extension to be continuous rather than stepped.

05 ACCESS AND REFUSE

Access arrangements are to remain as existing.

06 PARKING

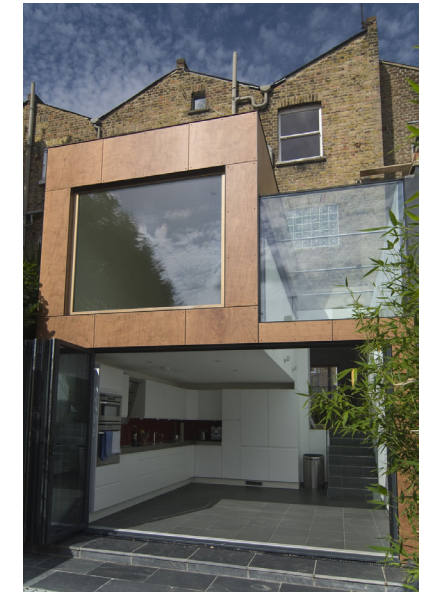
The proposal does not affect current parking provision and does not warrant additional parking spaces.

07 AMENITY

The proposal has no material impact on the amenity of the immediate neighbours. All new windows match the orientation of existing windows.

CONCLUSION

The proposal complies with the local development plan, being well designed and of high quality in terms of detailing and use of appropriate materials respecting the quality of the local environment in its appearance, scale and character.



Example of a contemporary two storey extension clad in timber by Crawford Partnership Ltd. Camden



Examples of contemporary timber-clad extensions in London