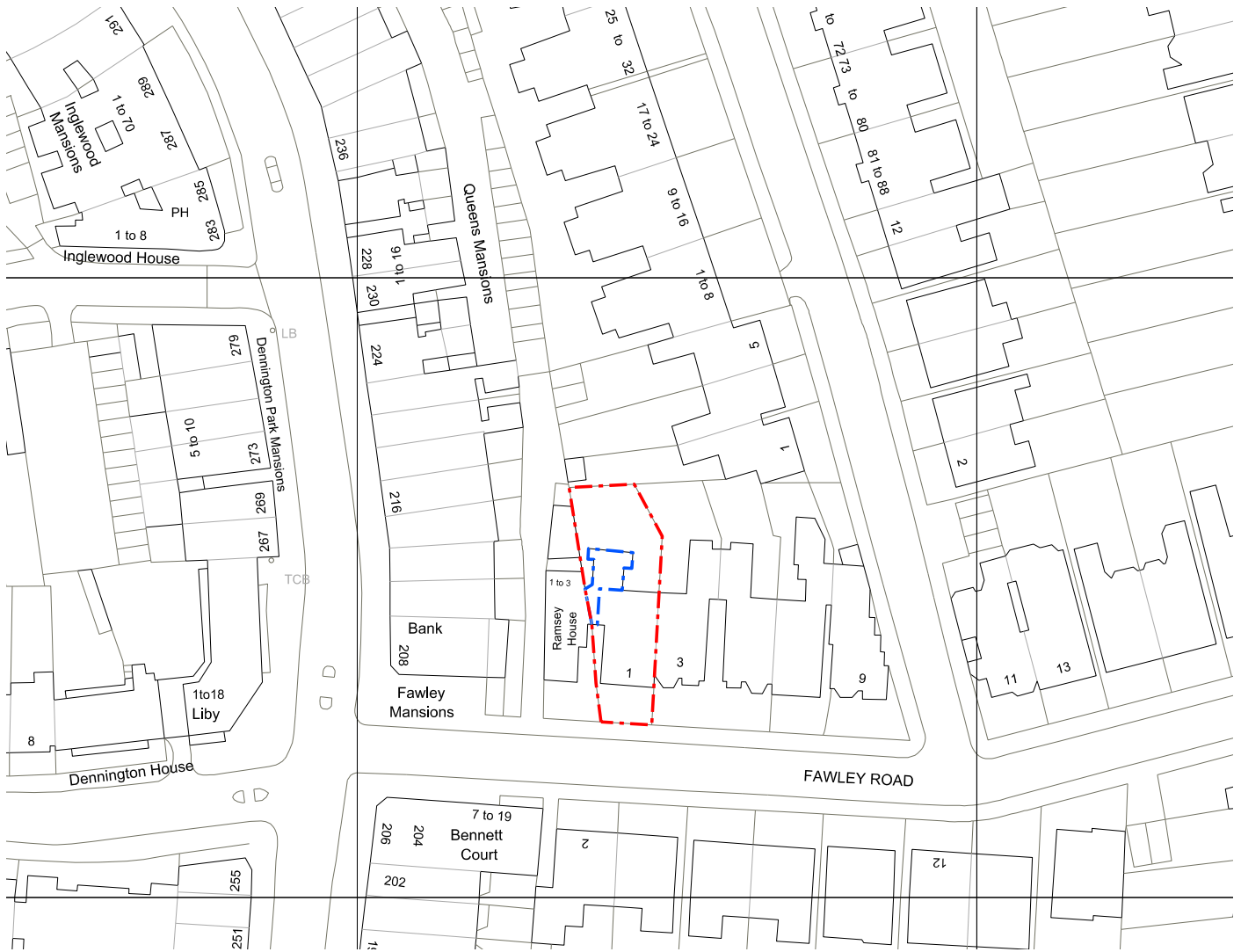


**FLAT A
1 FAWLEY ROAD
LONDON
NW6 1SL**



**design & access statement
nicholas zervoglos architects**



above: plan of the site in context, flat 1A is shown in blue
below: aerial photo of the site, viewed from north



Context

Fawley Road runs east west between West End Lane and Crediton Hill.

The area is primarily residential, originally built speculatively as homes for Edwardian professionals.

Fawley Road contains large semi-detached red brick houses with random-stone garden walls and brick piers. The houses are enhanced with variations on details including balconies in timber and stone and stucco and terracotta details.

The property itself is divided into two self-contained units - the original 3-storey semi-detached house (no.1), and the 2 storey rear addition (Flat a) which has its own access from the street. Both are owned by the same family.

The site is not listed, and lies within the West End Green Conservation Area of Camden (see Appendix).



above: front elevation, Flat 1A
Fawley Road

below: front elevation, 1 Fawley
Road. Ramsey House is to the left.



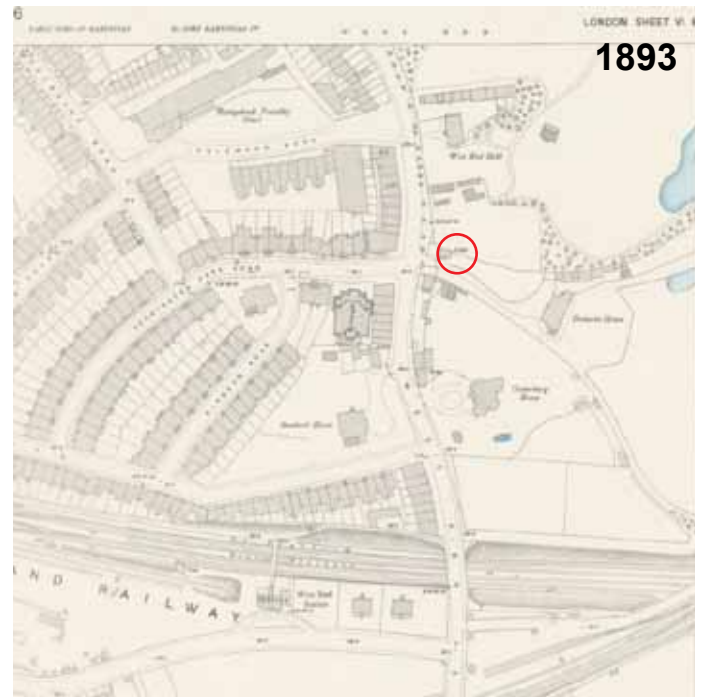
Planning Context

Stimulated by the growth of the railways, with Hampstead Junction Railway in 1857 and two further lines in 1868 and 1879, West End began to develop from a sleepy hamlet with one inn and two beershops into a new suburb.

The West End Hall estate was sold for development in 1897, and Fawley Road, alongside Honeybourne and Lymington roads and Crediton Hill (originally Road) were laid out on the combined estates about 1897.

One builder, A. Davis, applied to build 21 houses in Honeybourne, Crediton, and Fawley roads in 1900 and by 1913 building on the combined estate was complete, mostly fairsized semi-detached houses but including shops fronting West End Lane (taken from 'British History Online').

A search on the Camden Planning register brings up no relevant planning history.



above: Extract from OS London, Sheet VI.8, 1893-1896

below: Extract from OS Middlesex XVI, Surveyed: 1866, Published: 1874

(approximate site location shown in red)

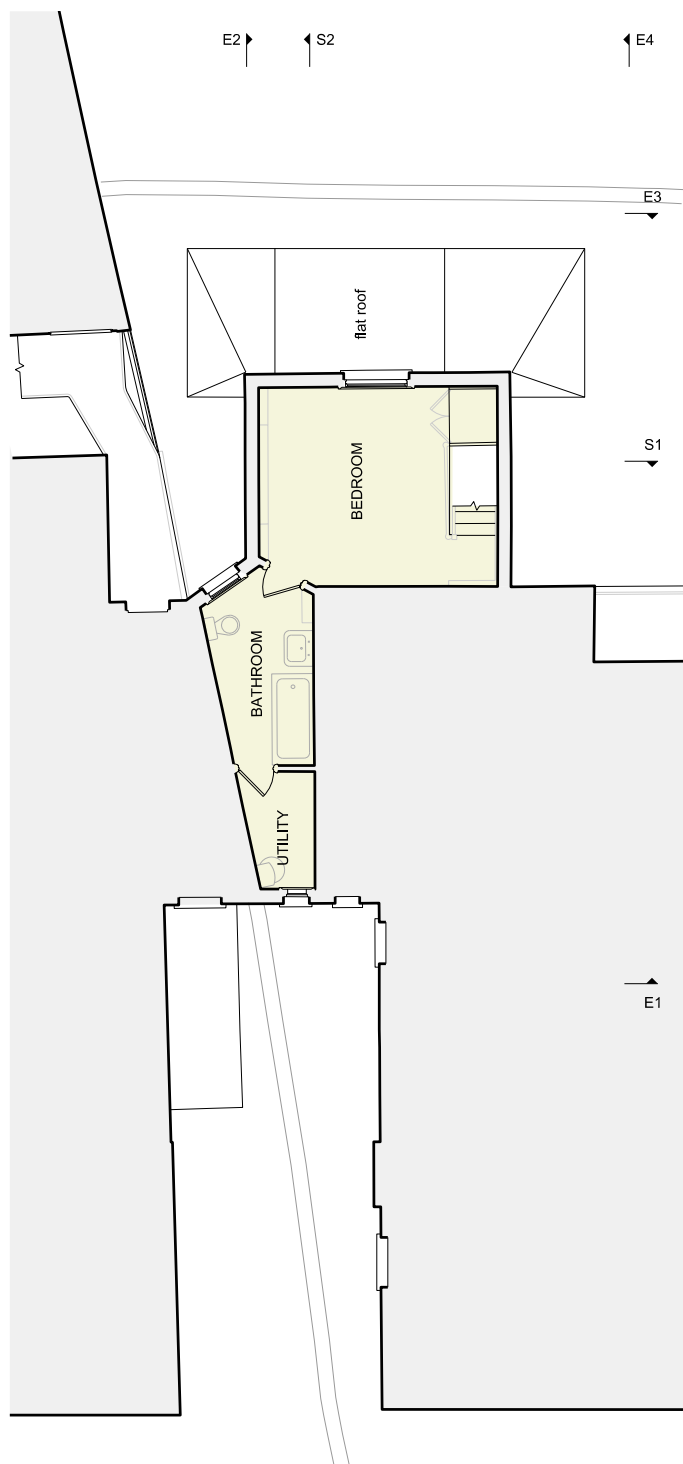


Existing Building

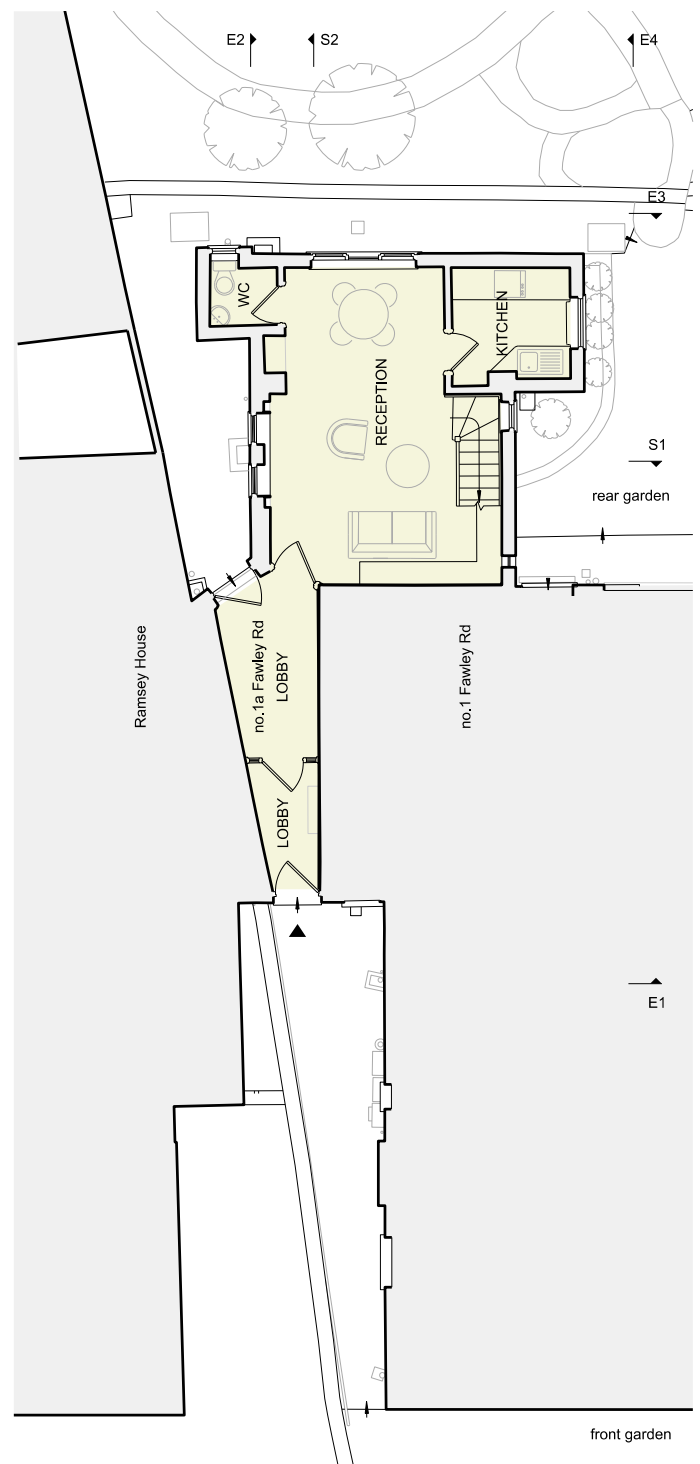
The existing site has been adapted into an apartment from what was originally two rooms in the rear addition. Several functions are therefore constrained, in particular the ground floor WC and Kitchen.

The western border of the site, on the neighbouring side, has also been developed in a somewhat overbearing way, adjacent to the side return.

There is scope for improvement of the living conditions in general and to improve the amenity and function of several spaces, at the same time improving accessibility.



PLAN 1ST



PLAN GROUND

proposal

The proposals are located entirely to the rear of the property, and are not visible from the public highway.

There are three key elements to the proposal:

1. complete internal refurbishment, including improvements for accessibility, new rooflight and new rear fenestration;
2. single storey side and part rear extension at ground level;
3. new glazed link lobby to main house.

The proposed proportions and materials match those of the existing main house.



above: rear elevation, view from the garden. the rear addition (flat 1a) is centred, with the main house to the left.

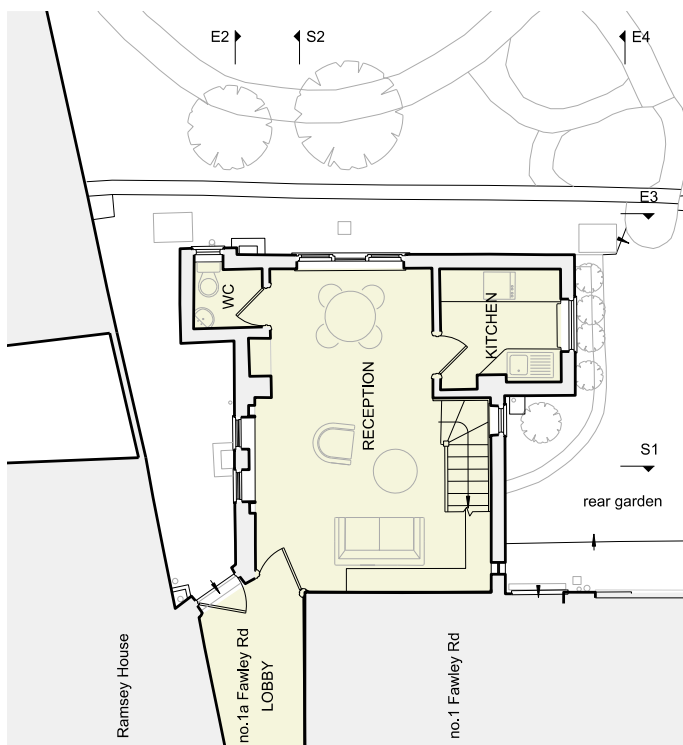


above: existing Reception room, view to the garden

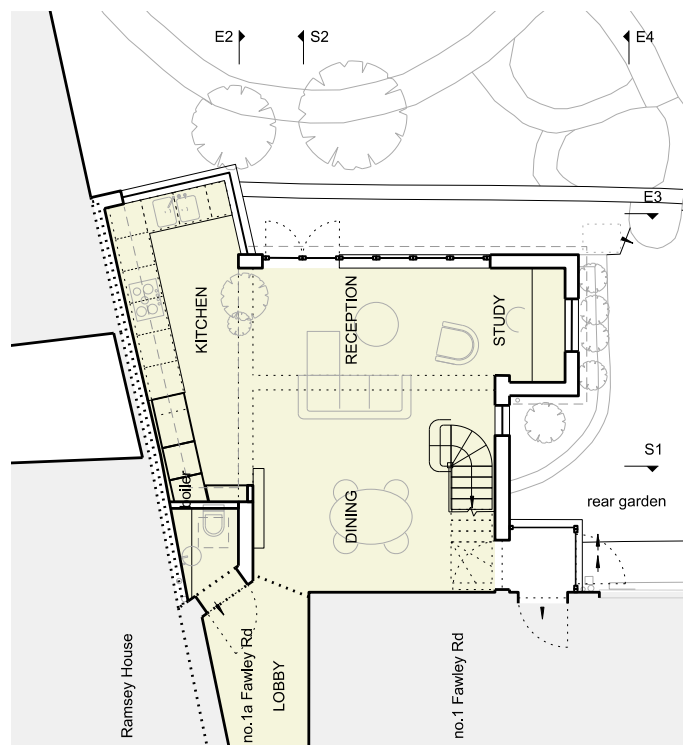
lower left: existing WC

lower right: existing Kitchen

1. Internal refurbishment, including improvements for accessibility, new rooflight and new rear fenestration



EXISTING GROUND FLOOR



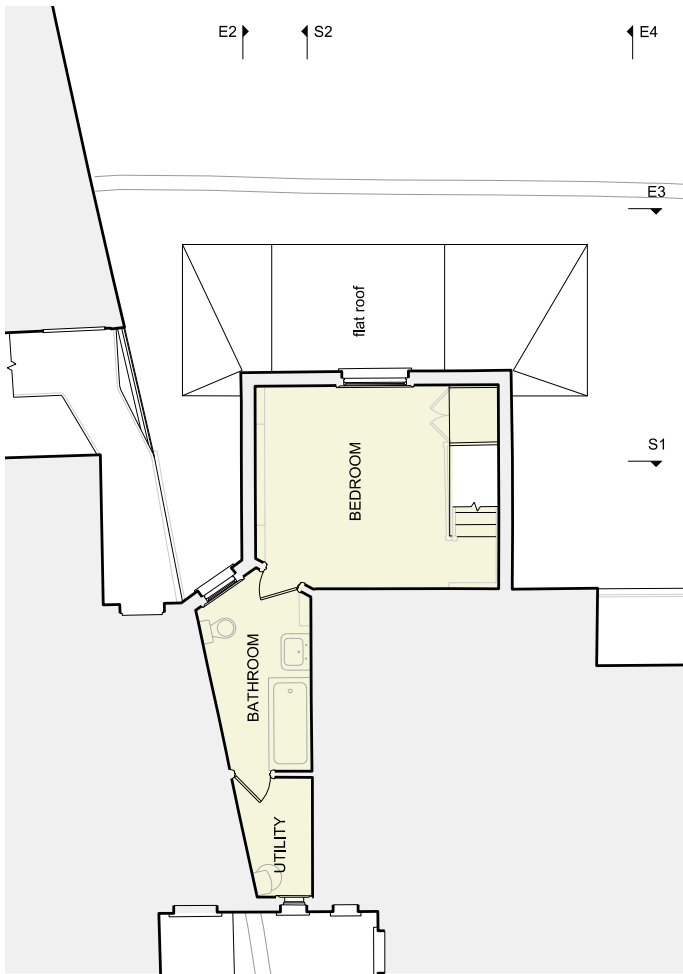
PROPOSED GROUND FLOOR

The new layout makes use of the dark and enclosed side return by enclosing it at ground level with a roof. This provides space for a more accessible kitchen, WC and boiler cupboard. The repositioning of the WC and kitchen also allows the living space to open up to the garden.

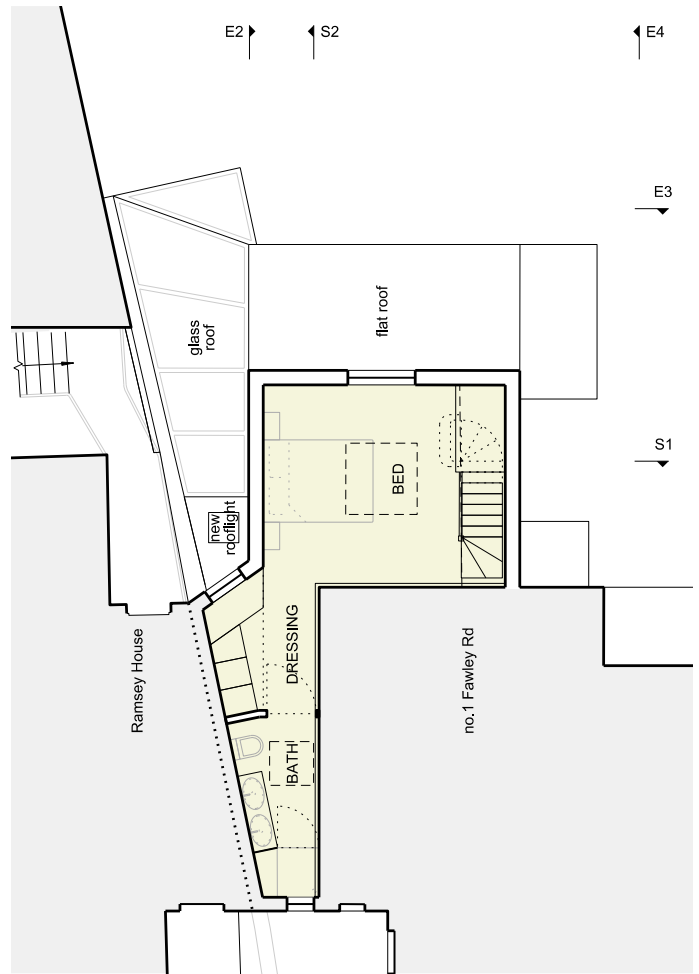
The new fenestration to the Living Room is copied from the original fenestration to the rear Reception Room of the main house.



above: rear elevation, view from the garden, with the original fenestration of the rear reception seen on the left



EXISTING 1st FLOOR



PROPOSED 1st FLOOR

above and below: the proposed rooflight to the bedroom upstairs can be seen in the plan and section.

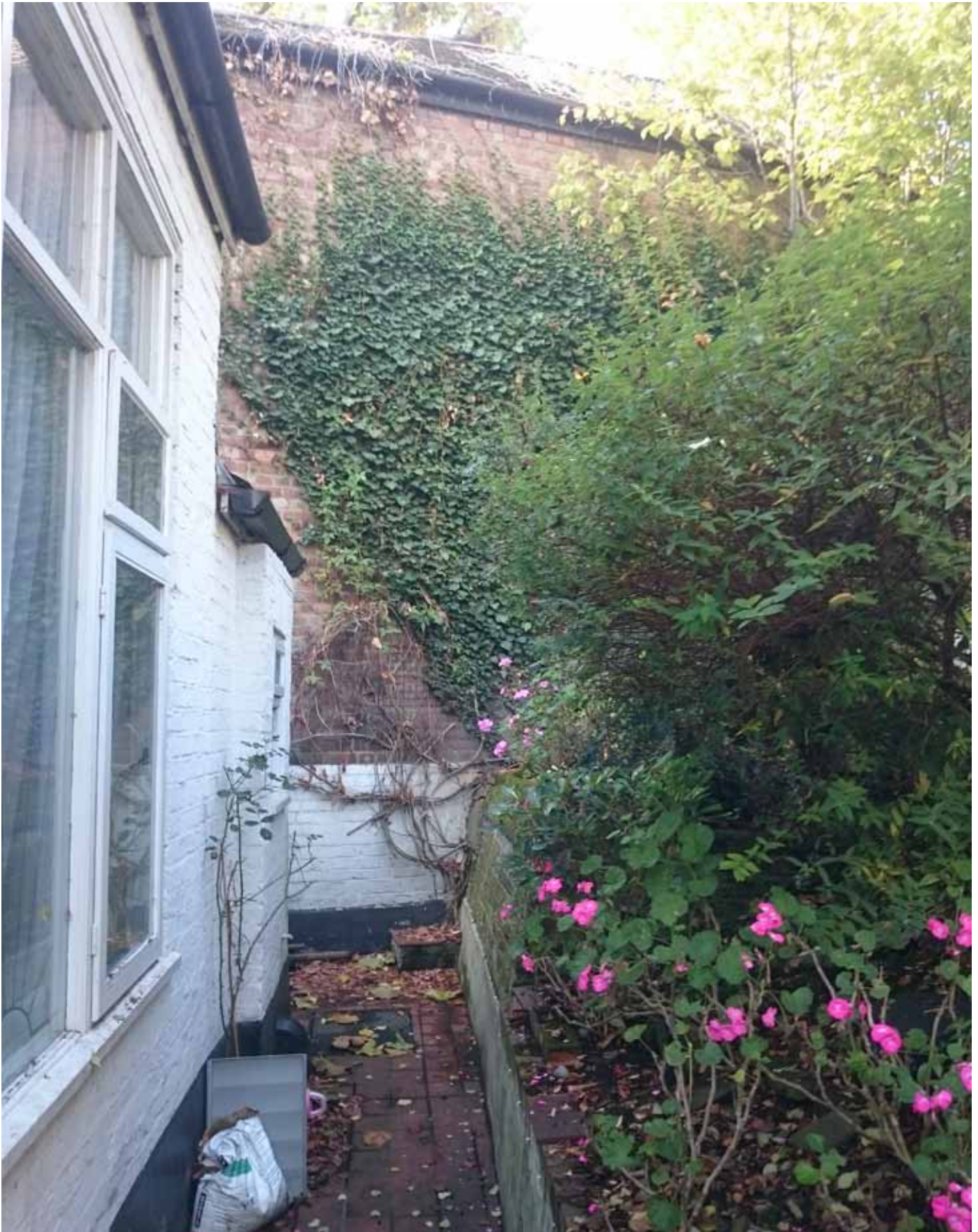


EXISTING CROSS-SECTION



PROPOSED CROSS-SECTION

2. Single storey side and part rear extension at ground level



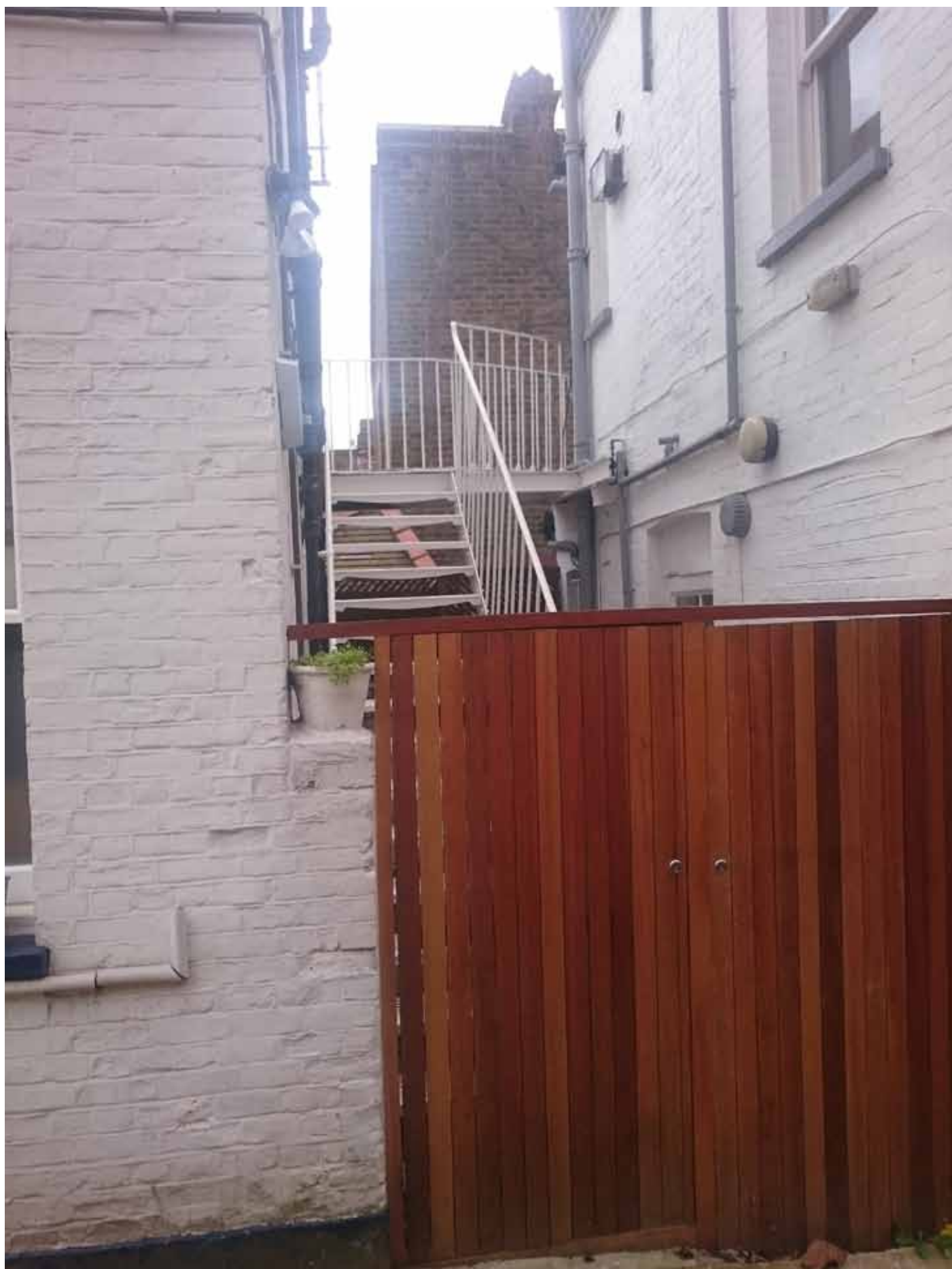
above: rear facade of Flat 1A looking west, with the living room window on the left. the proposed kitchen extension will sit at the end of the sunken pathway, extending no further than the existing retaining wall.



above: view into the side return, with the rear of Ramsey House seen to the right.



above: view from another angle into the side return, with the side elevation of Ramsey House viewed more clearly.



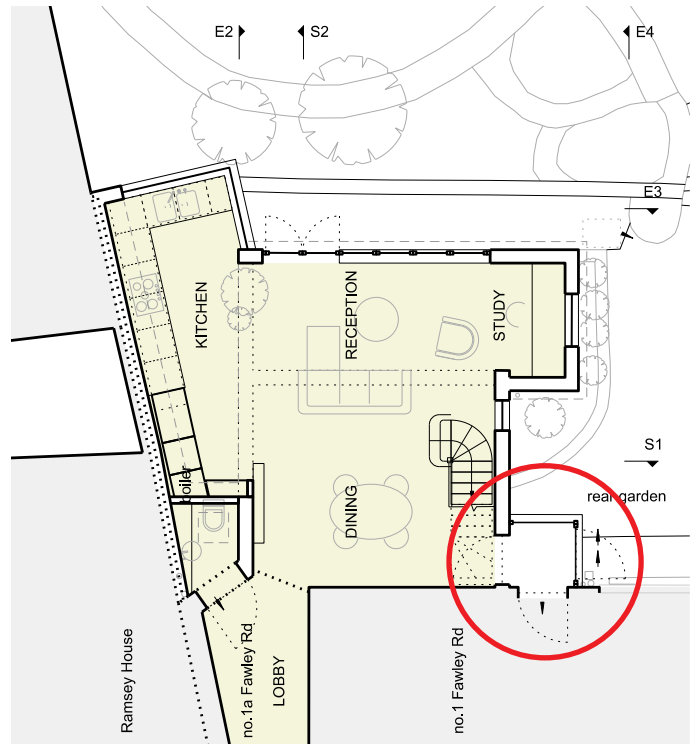
above: the site (centre background) viewed from a rear access route off Fawley Rd, looking east with Ramsey House in the foreground. (The camera has been held high).

3. New glazed link lobby to main house

Both the main house and flat 1 will be occupied by different generations of the same family. Indeed both units were originally part of the same house.

In order to allow a covered connection between the two properties, a small linking structure is proposed in the corner between the two, connecting with the kitchen door of the main house. This is single storey and well away from neighbouring gardens.

A lightweight structure is proposed, in glass, to minimise visual impact and to maximise daylighting.



glazed link location



above: rear elevation of the main house, with the existing glazed kitchen door to the right



above: East (side) elevation of flat 1. The porthole is located where the new link door is proposed. Traces can be seen of a larger original opening in that location, as well as a 2nd large opening more centrally.

Access

Key rooms on the ground floor will be opened up, both creating a more accessible layout and widening circulation pinch points.

An external stair lift will be installed to allow access from the street to the front door.

A 2nd chairlift will be installed internally from the ground to the bedroom and bathroom on the 1st floor.

The existing stair will be rebuilt.



above: the aim is to improve access for a wheelchair user. A stair lift has already been added to the main house, and a similar installation is proposed in Flat 1a.

Conclusion

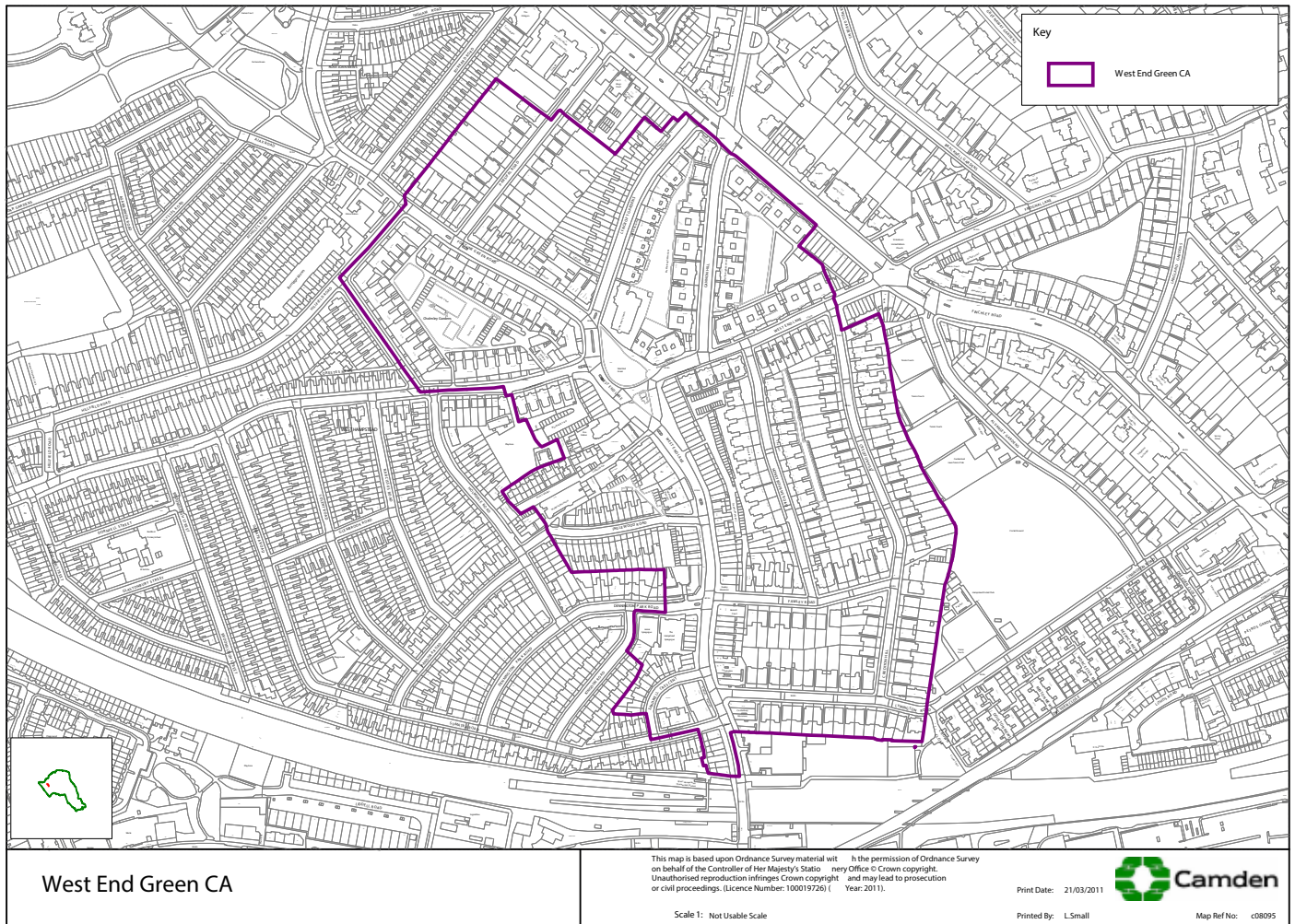
The proposals are intended to improve the living conditions and general planning of Flat 1a, which has so far been altered on an ad-hoc basis over time, adapted from what was originally the rear addition of the main house.

The design seeks to improve the weakest points of the current layout by relocating various amenities and improving daylighting, which is limited on this north-facing accommodation.

None of the proposals are visible from a public highway. External changes are designed to form a discreet addition in keeping with the original building.



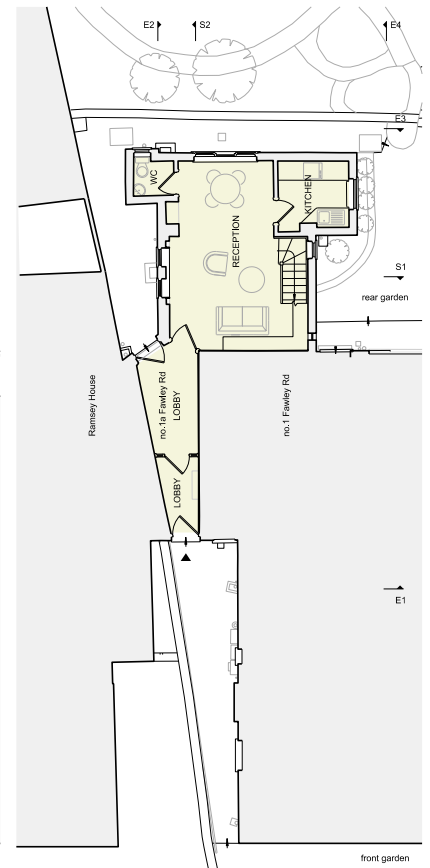
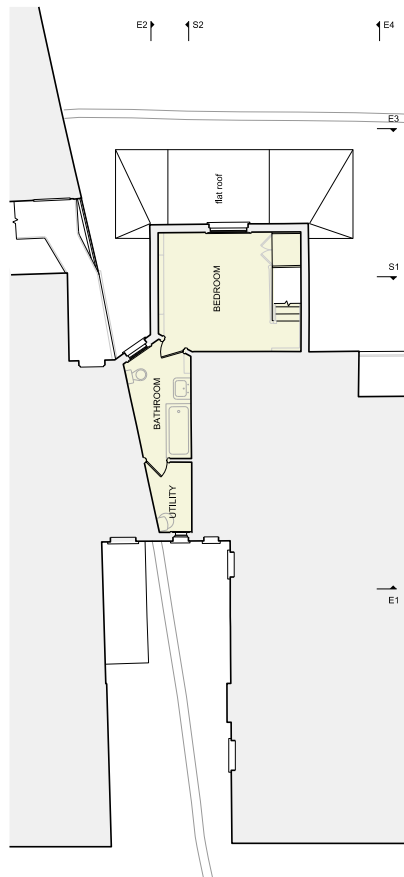
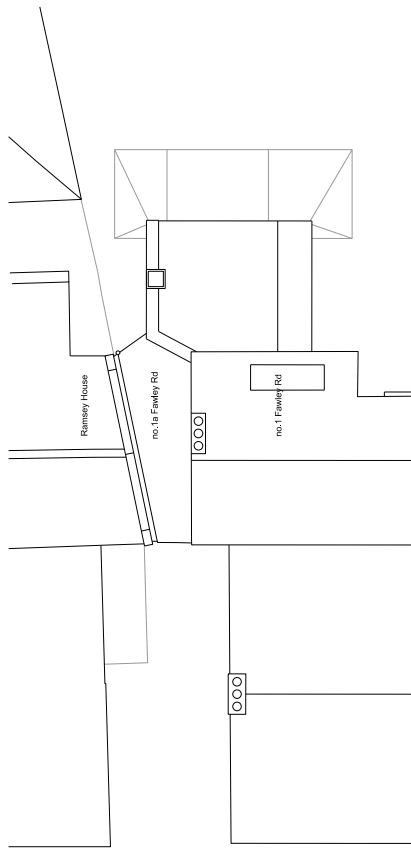
appendix 1: West End Green conservation area map



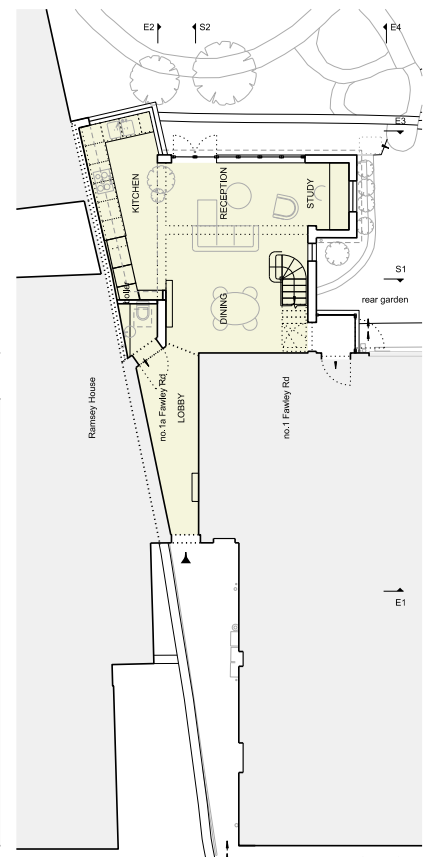
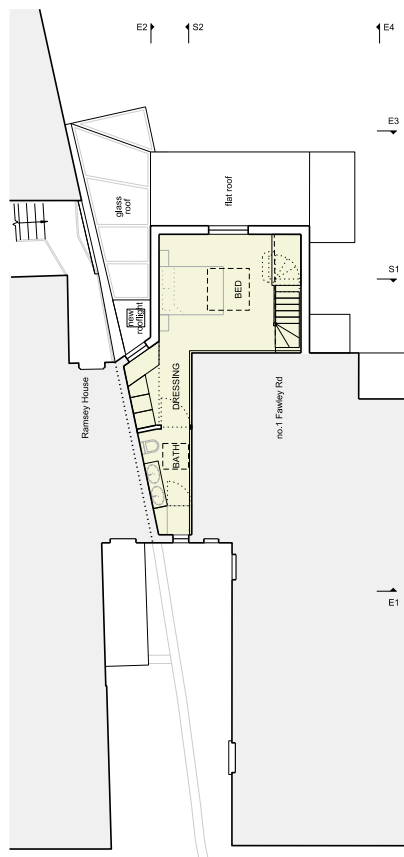
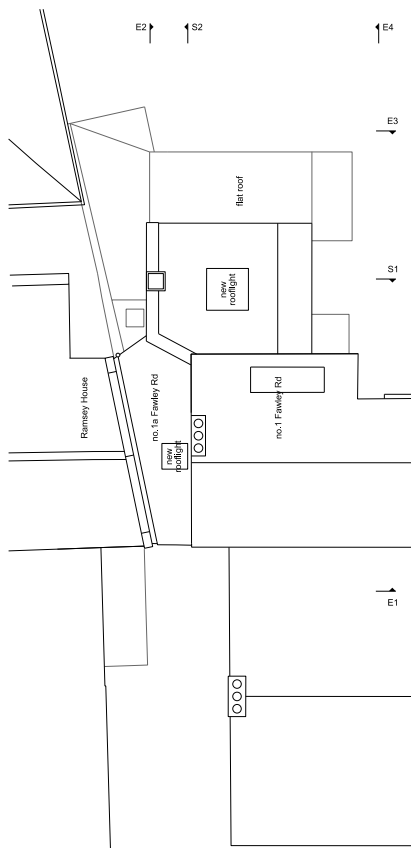
above: West End Green Conservation Area, London Borough of Camden

appendix 2: existing and proposed drawings

Plans



EXISTING



PROPOSED

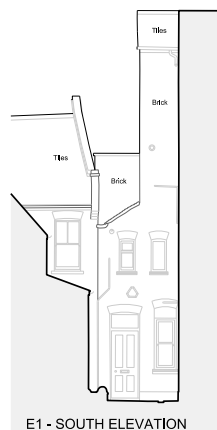
Elevations



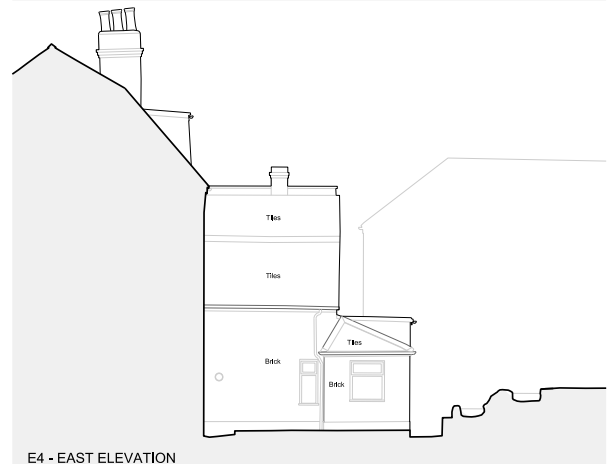
E3 - NORTH ELEVATION



E2 - WEST ELEVATION



E1 - SOUTH ELEVATION

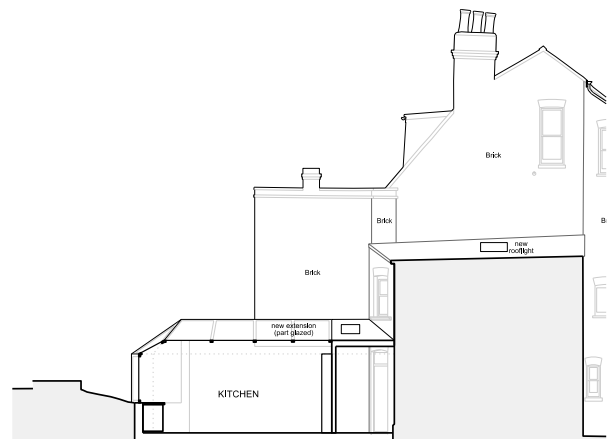


E4 - EAST ELEVATION

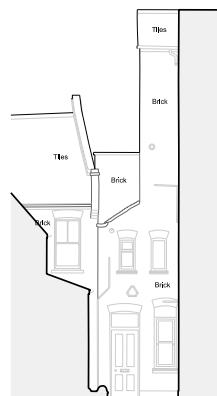
EXISTING



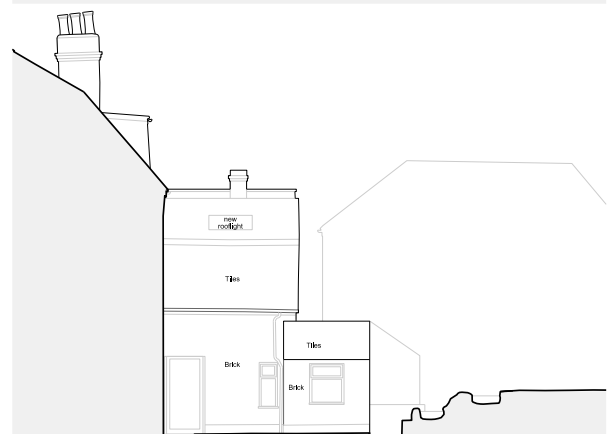
E3 - NORTH ELEVATION



E2 - WEST ELEVATION



E1 - SOUTH ELEVATION



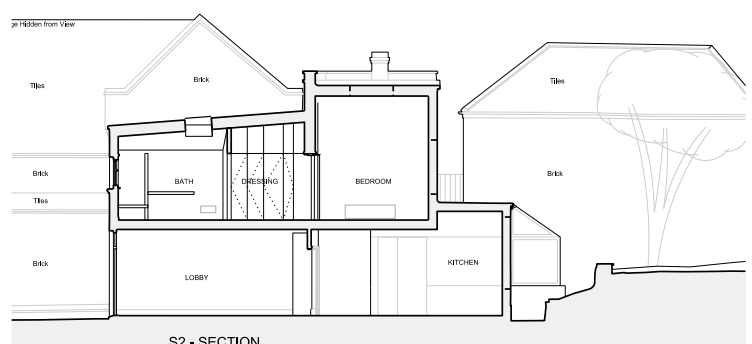
E4 - EAST ELEVATION

PROPOSED

Sections



EXISTING



PROPOSED

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