

# Design and Access Statement

## Internal alterations and second floor extension with minor alterations to elevations

226 Belsize Road, London, NW6 4DE

15/06/2017

### Existing building

The existing building has been designed to have a Georgian appearance although it is actually of a modern construction, having only been built some 30 years ago. The external materials used are a red / brown facing brick; a mixture of UPVC sash and case look-a-like and casement windows; metal Juliet balconies to the first floor windows painted black. It also has a slated mansard roof with natural slate on the pitched areas and asphalt on the flat roof as well as large, UPVC dormer windows with timber facings and lead cheeks. The front door has a timber surround with small pilasters and a portico roof and is again painted white. The gable walls at the edge of both areas of flat roof finish in four courses of brick corbels at eaves level. The fascias and soffits are timber painted white. Gutters and downpipes are black UPVC.

The existing house has 5 bedrooms and whilst this number is to be maintained, the intention is to significantly enhance the nature and connectivity of all spaces within the building envelope, with consequential alterations to the external elevations.



226 Belsize Road viewed from Belsize Road, with the gable of the original neighbouring property adjacent

## Priory Road Conservation area



Map highlighting buildings which make a positive contribution to the Priory Road Conservation Area

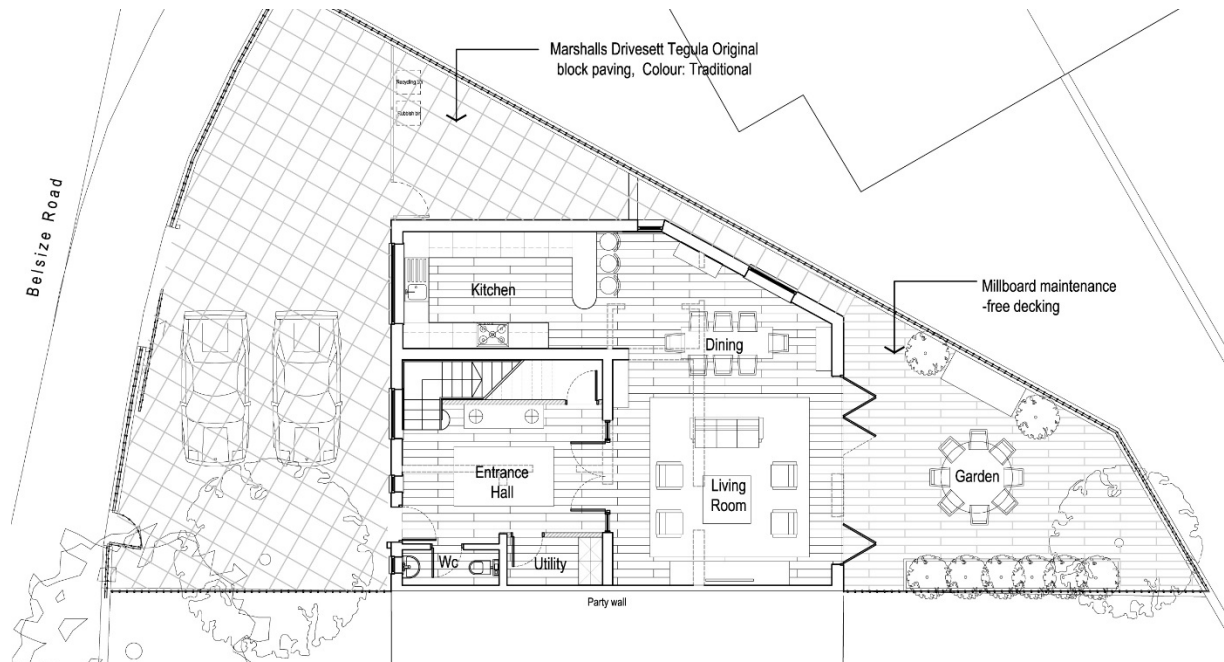
The building is located in the Priory Road Conservation Area which was first designated in 1984, and the current Conservation Area Statement was adopted in 2000. It outlines the development of the area from the 1860's, and notes that Nos 226 & 228 are not part of the original development of the area and replaced an original building in this location which was demolished in the 1960's.



Typical architectural character of the conservation area

## Access

The building has been designed to provide a level access at the front door to allow wheelchair users to access the building, and this will be maintained. This floor gives access to all the ground floor accommodation of the house, which includes all the public spaces (open-plan living, dining and kitchen) and a ground floor WC. The upper floors will be accessed from a relocated staircase designed to current building regulation standards, which will allow the flexibility for a stair lift to be installed in the future, should this be required.



Site Plan

Car parking is maintained to the front of the property in the form of 2no. off-street parking spaces. The ground surface in the parking area is herringbone brick paviors, which will be fully replaced with a high quality pavior; such as Marshall's Drivesett Tegula Original of mixed sizes or equal, in colour: Traditional. The finish to the rear garden will be Millboard maintenance-free decking, Colour: Golden oak. Bins are currently located to the side of the property in a secure area behind a metal fence, and this arrangement is to be maintained.



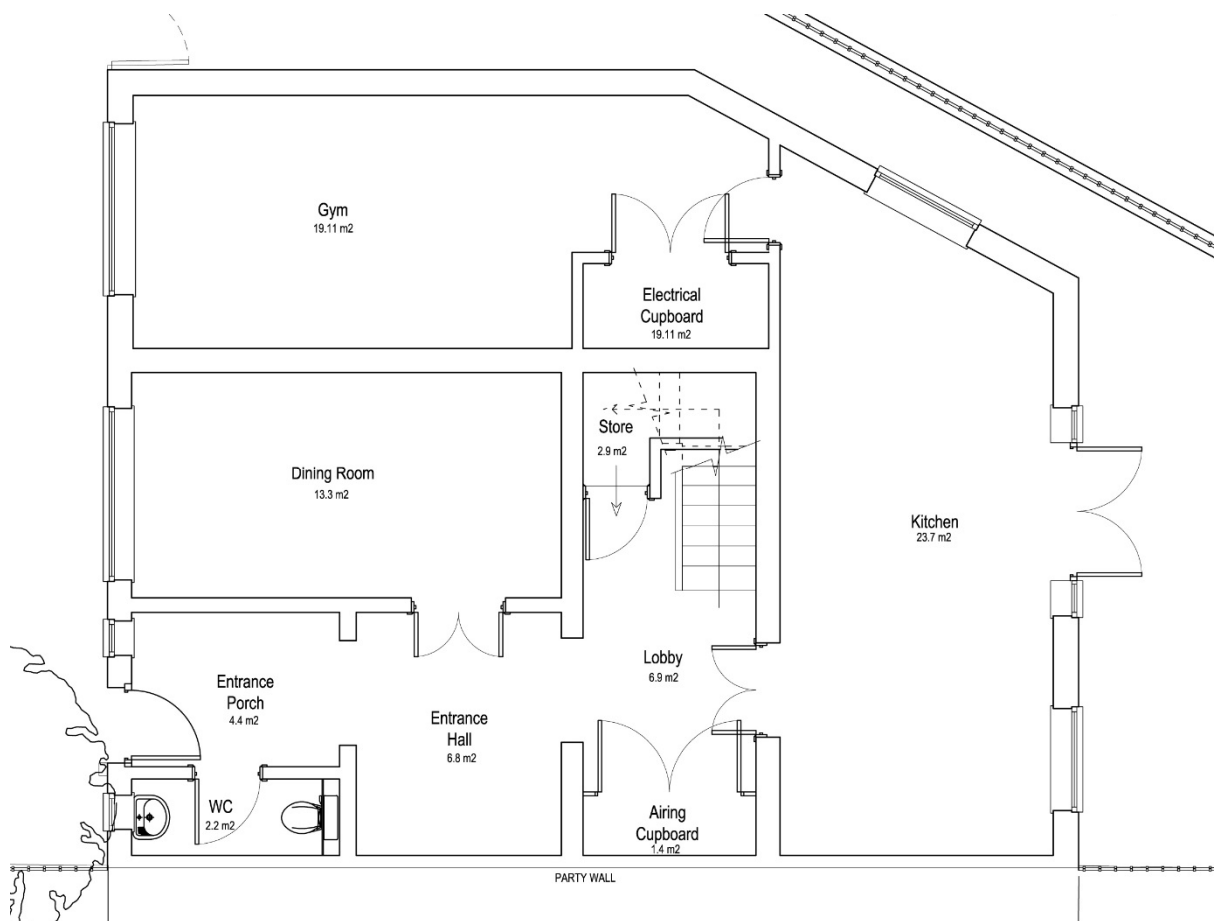
Millboard maintenance-free decking, Col: Golden Oak



Marshall's Drivesett Tegula Original paving, Col: Traditional

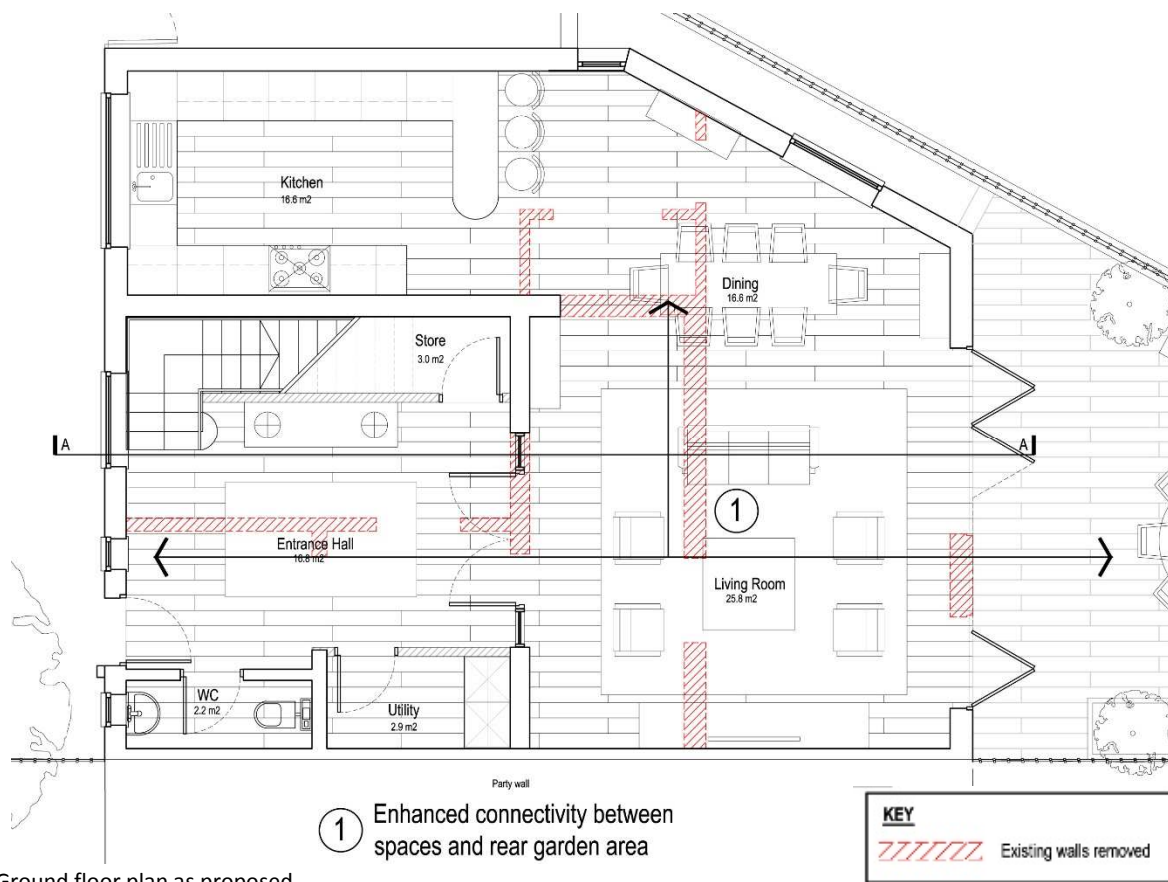
## Proposed internal alterations, Ground floor

The existing ground floor is very cellular with badly proportioned spaces and compromised circulation, such that the house is not fully utilised and enjoyed by its current owners. For example the existing living room is located on the first floor, isolated from other living areas and the external garden space, and is therefore under-utilised. The Kitchen is long and narrow, but it could be much better utilised. It has the best connection with the rear garden and so is where the owners naturally congregate, and so they are naturally looking to convert this into a living area. The Dining room is isolated from the rest of the building in a more traditional arrangement, and connecting it to the Kitchen as an open-plan space, would make it a much more inviting and usable area. The entrance hallway is also long but narrow, taking up much valuable floor space.



Ground floor plan as existing

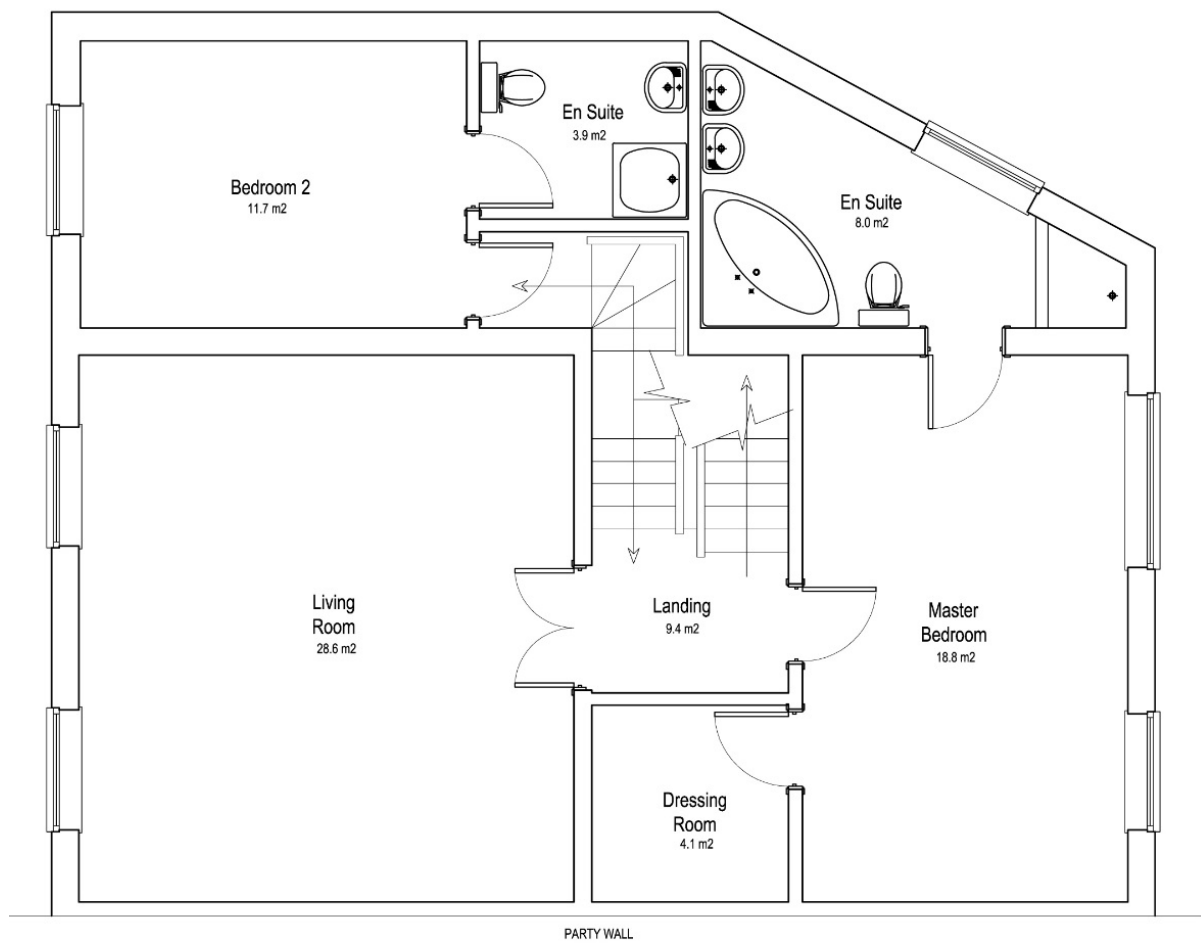
It is proposed to carry out significant internal alterations to improve the functionality of the internal spaces. Moving the stair to the front of the building allows the back of the building to be opened up into an open-plan Living / Kitchen / Dining space. The space which was formerly taken up by the stair can now be integrated into the Living / Dining space to create a much more generous social area and make the circulation space more efficient. Locating the stair at the front also has an impact on the visitor as soon as they enter the building as there are views up the stairs and as it is integrated with the entrance hall it is a more generous space rather than a long corridor. This reorganisation of the circulation space also creates an area for a ground floor utility room. To the rear elevation, two existing openings are combined into one with a set of aluminium bi-fold doors to fill this space with natural light. These enhance connectivity with the garden area and also allow light deeper into the plan.



Ground floor plan as proposed

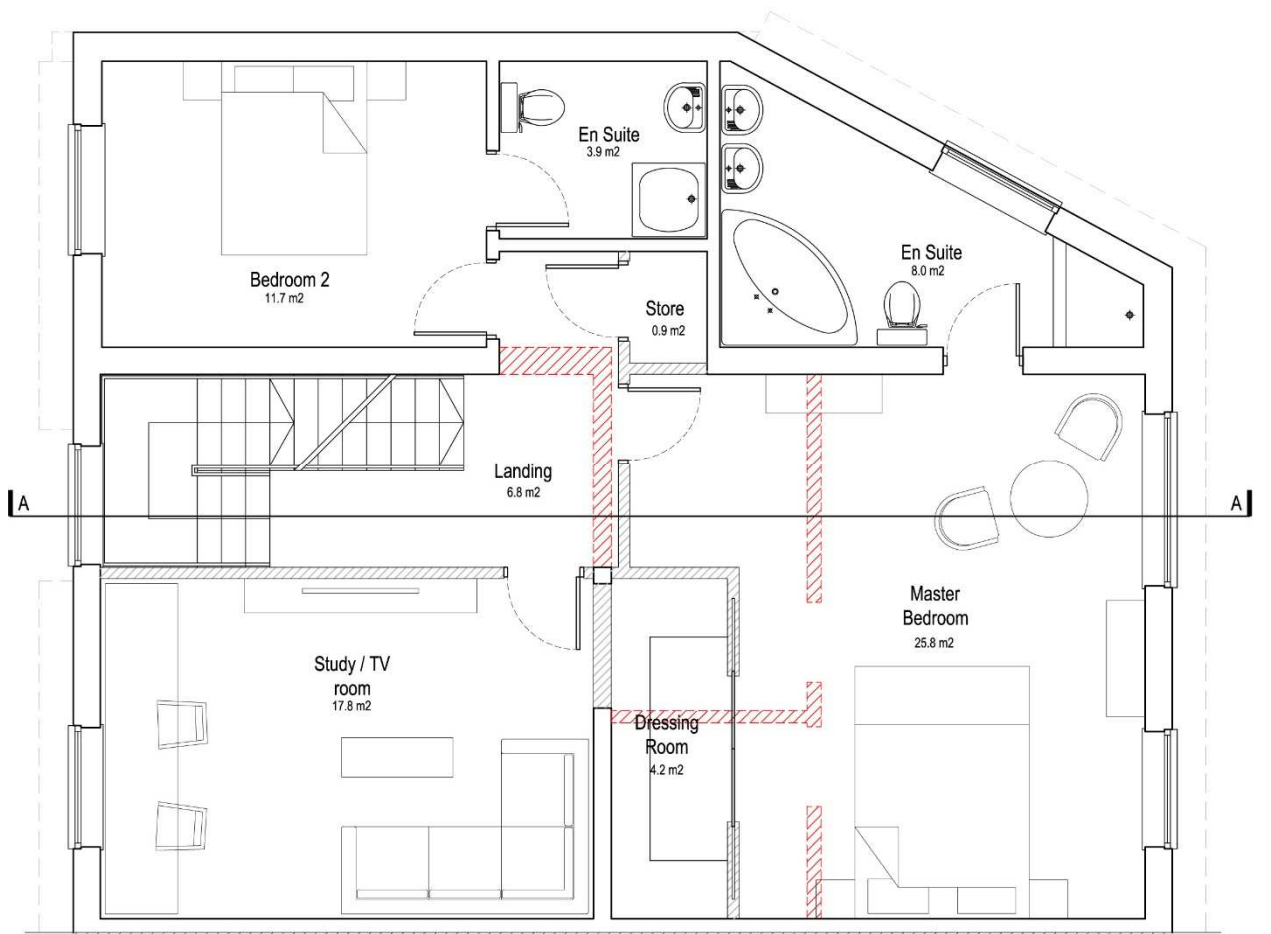
### Proposed internal alterations, First floor

The awkwardness of the original extension is most visible on the first floor. Due to the location of the stair, a separate flight is provided from the stair landing to access Bedroom 2. This would cause some compromises should a stair lift, if required, be installed in the future, as access to part of the house will not be possible. The first floor Living room is also compromised as it is isolated from the Kitchen, Dining room and garden, and is consequently under-utilised. In spite of being a large house of approximately 230m<sup>2</sup>, the Master Bedroom is relatively small.




First floor plan as existing

The proposed relocation of the existing stair allows for a much more rational layout as the bedroom in the extension can now be accessed from a level hallway, which will also allow for access by a stair lift if required in the future. The relocation of the stair allows for the creation of a significantly enlarged and better proportioned Master Bedroom suite. As the main Living room has been relocated to the ground floor, it is proposed that the balance of space remaining from the former living room allows for the provision of a study.

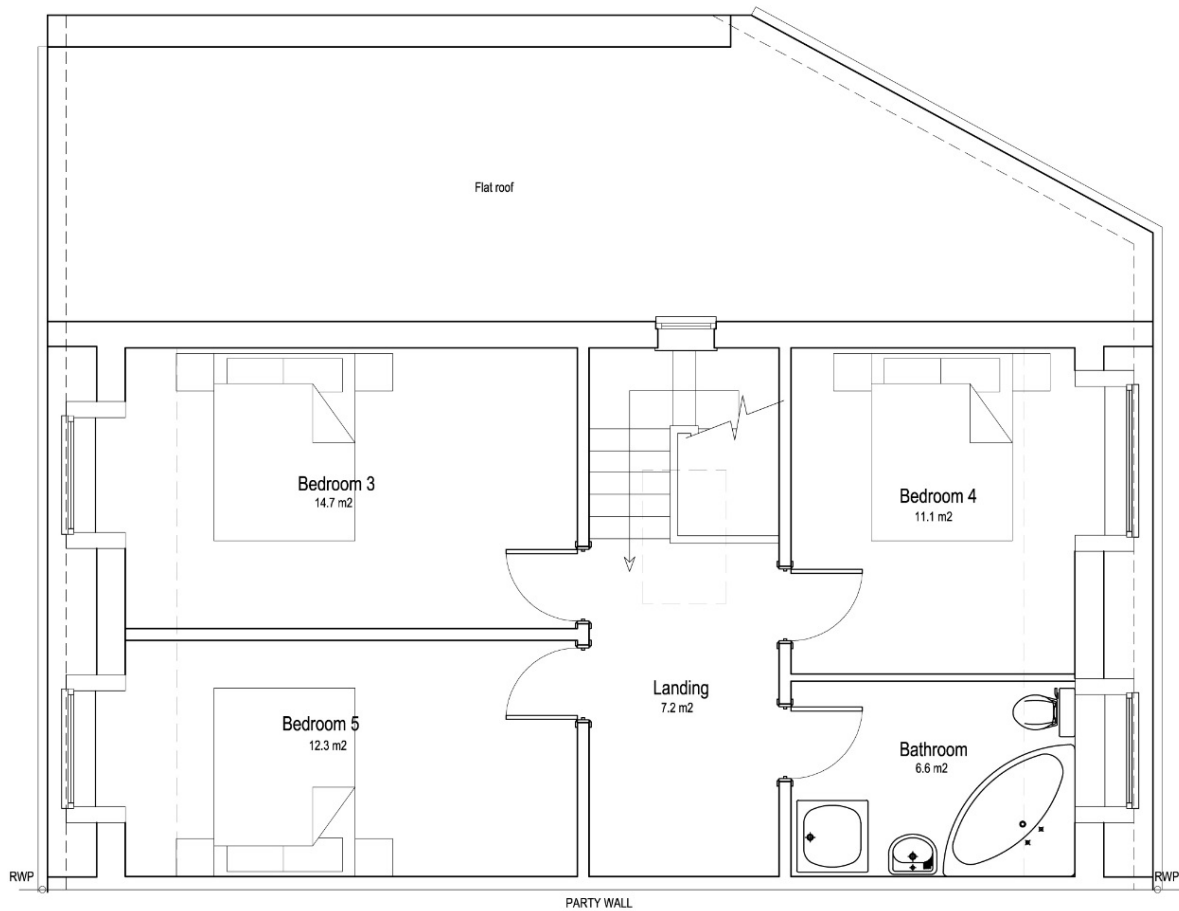


First floor plan as proposed

<b>KEY</b>
 Existing walls removed

## Proposed internal alterations, Second floor

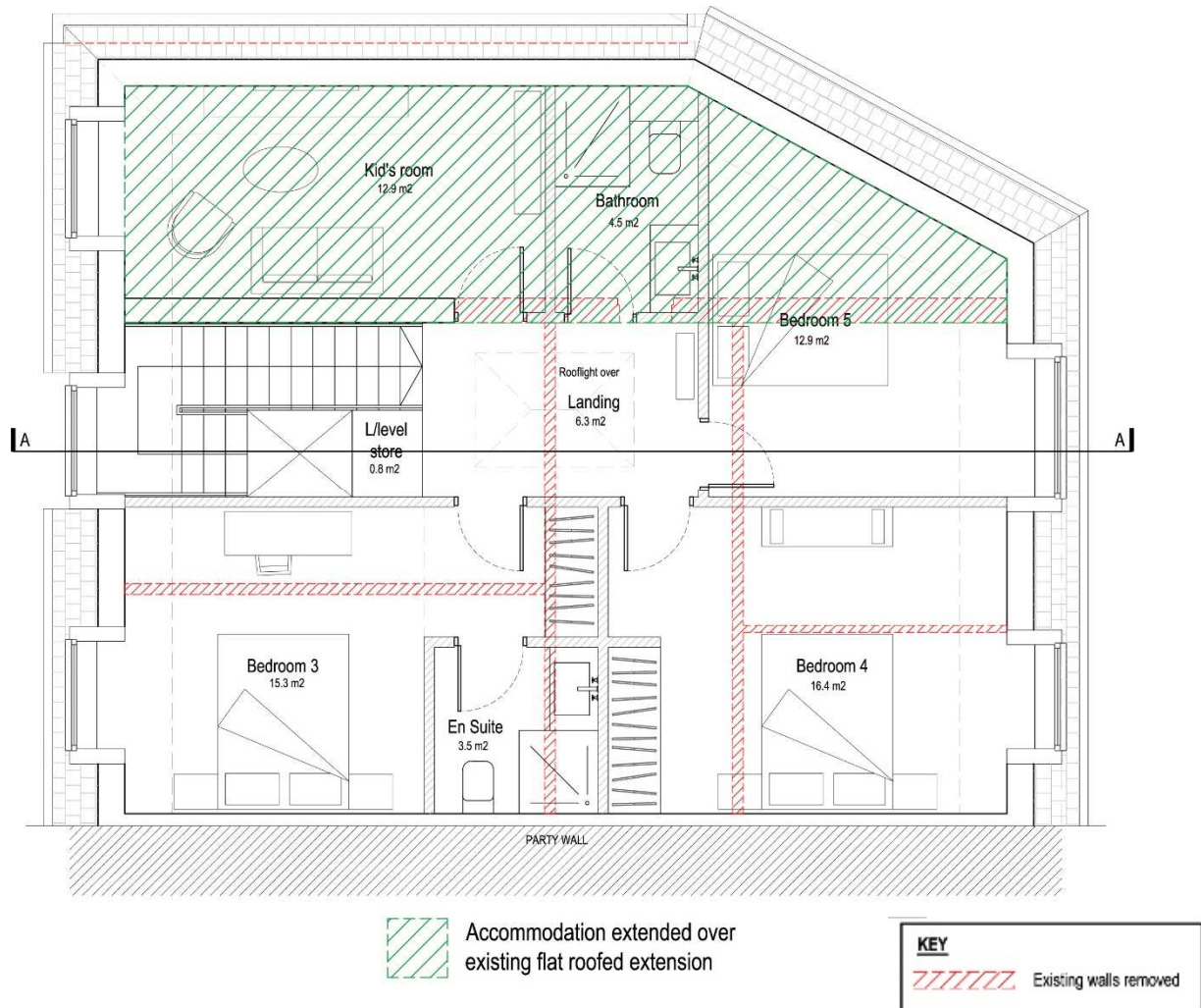
The second floor within the mansard roof allows for three bedrooms and a Family Bathroom. However, the size of the landing and Family Bathroom results in restricted and badly proportioned Bedrooms. The intention is to increase the size and proportion of the Bedrooms to maximise usable space without losing the generous feeling of the circulation spaces.



Second floor plan as existing



It is proposed that the Children's Play Room and Family Bathroom be located over the flat roofed 2-storey extension, which allows for a more rational and generous landing area. This also allows for the provision of a further Bathroom and an En-Suite for Bedroom 3. The rationalisation of the layout generally reduces the amount of circulation space and allows for larger and better proportioned bedrooms.



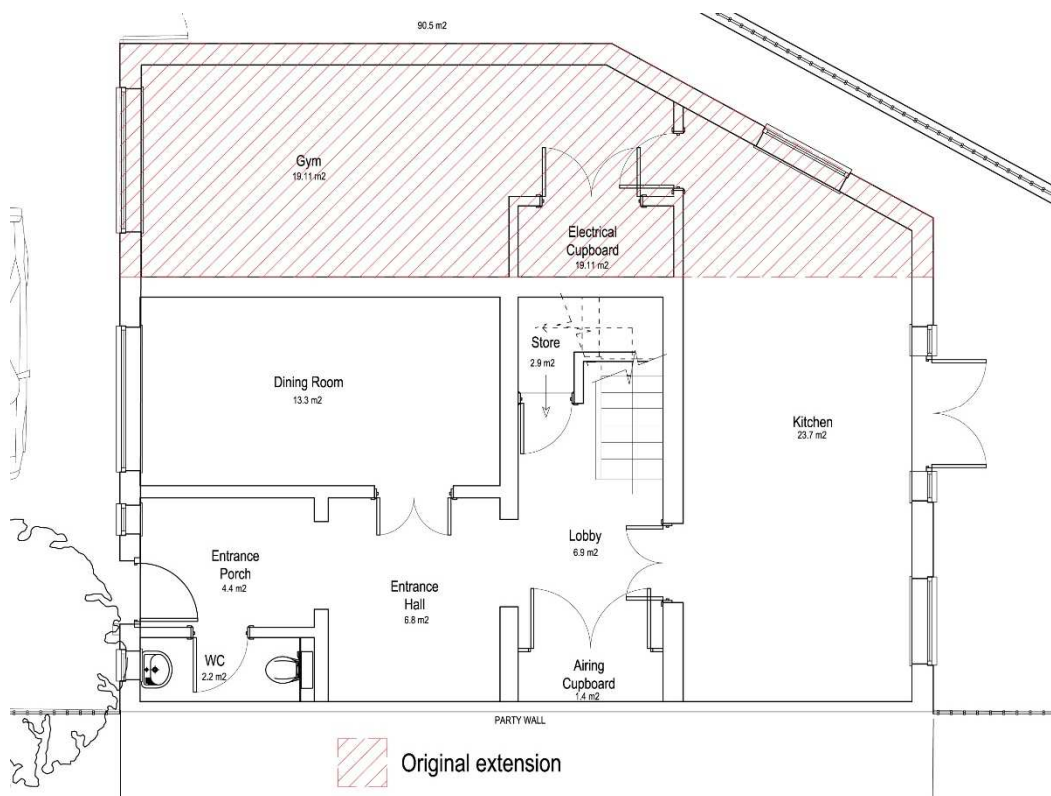
Second floor plan as proposed

## Previous extension

A previous extension was granted planning permission in 2002 and built shortly thereafter. This is 2 storeys with a flat roof and a new gable wall to reflect much of the existing. This external massing is somewhat compromised, giving the composition an “incomplete” appearance.



## Existing elevation



## Ground floor plan as existing

## Proposed extension

Extending the mansard roof to enclose the additional floor space on the second floor maintains a character which is more in keeping with the existing building. All new materials will be in keeping with the existing building. The new dormer window will be located to create a more balanced composition to the elevation and a new, central dormer is proposed, positioned to address the landing and flight of the relocated stair. This also creates a “visual anchor” to the centre of the elevation.



Proposed elevation

To the rear, a large set of sliding, bi-fold aluminium doors are proposed for the ground floor living area facing out onto the garden which provides generous natural light and views, as well as a tall slot window at the crank in the external wall which provides additional daylight in the centre of the plan. However these will not be seen from the street, and so will have limited impact on the visual character of the building and the Conservation Area context.

## External materials

All new materials are to match the existing. Any replacements are to be on a like-for-like basis. Any new windows on the front elevation will match the existing windows in terms of material, type, glazing patterns and proportions, as well as materials and arrangement of glazing bars. If windows are required to be replaced to meet current u-values, they will be on a like-for-like basis in terms of materials, type and glazing arrangement (although they will be double-glazed to meet functional requirements).

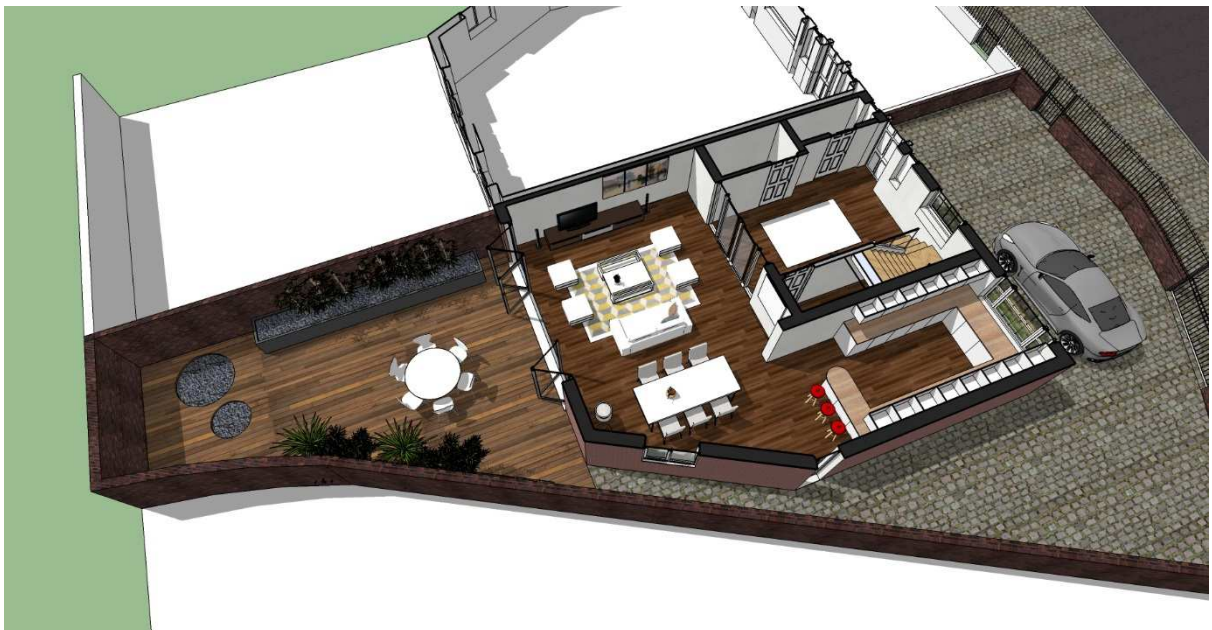
New areas of roof will be covered in natural slates in a colour to match the existing on pitched roof areas with asphalt / single ply membrane to match the existing flat roof areas.

## Interior views

The key changes to the ground floor have been illustrated with architectural visualisations. These show the enhancement of the ground floor living areas with more generous proportions and greater connectivity to the garden.



Cutaway view of ground floor from North-East



Cutaway view of ground floor from South-West



Widened hallway with view up stair



Enlarged hallway with view through glazed doors to living room



New landscaping to garden at rear



Extended living / dining room with view to garden

## Summary

In summary, the extension has been designed to retain and enhance the existing character of the building, whilst meeting the aspirations of the current owners in terms of space and natural lighting. The extension of the mansard roof respects the original character of the building and resolves the awkward junction expressed by the original extension.

Aluminium bi-fold doors, a new slot window and stair window also give a few subtle contemporary twists which reflect the alterations which are proposed internally, but which do not affect the more formal / public frontage of the building. All internal changes have been carried out to maximise the efficiency of the layout and improve the proportions and connectivity of the internal spaces.



Building as proposed