

# FELIXDB

1/9/2017

14 Achilles Road, NW6 1EA

SUPPORTING, DESIGN & ACCESS STATEMENT  
REAR EXTENSION

## Introduction

The property is a Victorian terraced house built between 1886 and 1896. The main part of the house has two floors and the outrigger is divided into 3 floors. The property is not within a conservation area.

All the windows are painted timber windows mostly vertical sash windows.

The exterior walls are constructed from London yellow stock bricks with stucco mouldings around the front windows and doors painted white. The main roof is in its original form but has been re-roofed with concrete tiles. The outrigger has a flat roof covered in mineral felt.

## Description

### Single storey rear and side extension.

The proposal is to build a contemporary side and rear extension at 14 Achilles Road. The rear extension will be 2.2m deep from the existing wall of the original house. The side return extension will have a side wall at 2.5m high from the natural ground level. The exterior walls of the extension will be constructed of reclaimed matching London stock bricks.

The flat roof to the rear extension will be covered in GRP roofing. The side return roof will be mostly glazed 50mm black intermediate glazing bars. The exterior walls will have twice weathered coping stones. We propose to install high quality powder coated aluminium bi folding doors. There will be a GRP box gutter to the top of the side wall.

## Design

The extension has been designed to mitigate potential concerns over shading and amenity at number 16 with a 2.5m high side wall and a sloping glass roof over the side extension. There will be a slot flat roof light in the rear extension set close to the existing rear wall to allow light into the living area.

We have proposed matching yellow stock bricks to the extension walls to be sympathetic to the existing house whilst being clearly contemporary.

As an existing three storey building the design of the extension is intended to be subservient to the original building and in line with the scale of the surrounding buildings. The extension materials and style will be in keeping and complement the original architecture.

The design follows relevant approved planning precedents along Achilles Road, such as  
39 Achilles Road - 2015/6256/P  
6 Achilles Road - 2016/3193/P  
20 Achilles Road - 2017/3271/P

The internal ground floor will require some adjustments to ensure it complies with the modern building regulations and the requirements of a modern family.

There are no proposed changes to the front of the house.

## Access

No access considerations are needed for this extension and alterations to an existing domestic residence in which the current occupants have no access problems.

Please see enclosed existing and proposed plans, elevations and sections illustrating the design of the extension.

If there is any additional information or amendments that you require please do not hesitate to contact me.

Regards,

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