
2A CAVERSHAM ROAD LONDON NW5 2DU
SINGLE STOREY EXTENSION AND ALTERATIONS
DESIGN AND ACCESS STATEMENT
SEPTEMBER 2017

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1. THE APPLICATION

The application is for the extension and alteration of the lower ground floor flat at 2A Caversham Road to create a new, larger kitchen with access to the garden and convert the existing kitchen into a study space off the living/dining room.

The application drawings are as follows:

Site Plan

CR/01	Floor Plan Existing
CR/02	Roof Plan Existing
CR/03	Section AA Existing
CR/04	Front Elevation Existing
CR/05	Rear Elevation Existing
CR/06	Side Elevation Existing
CR/11	Floor Plan Proposed
CR/12	Roof Plan Proposed
CR/13	Section AA Proposed
CR/14	Front Elevation Proposed
CR/15	Rear Elevation Proposed
CR/16	Side Elevation Proposed



2. THE SITE

The application site consists of a strip of land on the west side of 2 Caversham Road, between the flank wall of the house and the existing 2m high garden wall dividing the property from Wolsey Mews.

Its present use is as entrance lobby for the lower ground floor flat (2A Caversham Road), with storage space for a buggy and a bicycle.

The front door of the flat is set into an existing brick and blockwork painted wall, which faces the Caversham Road.

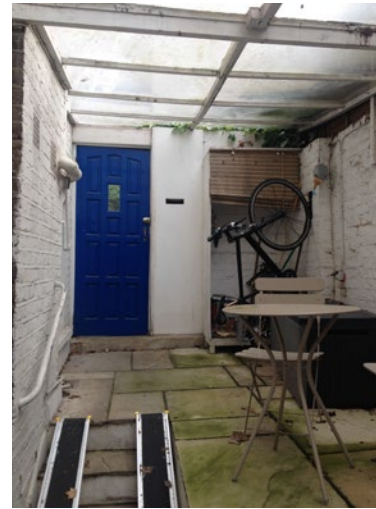
There is a Perspex roof over the entrance lobby which extends as far as the door in the flank wall of the building.



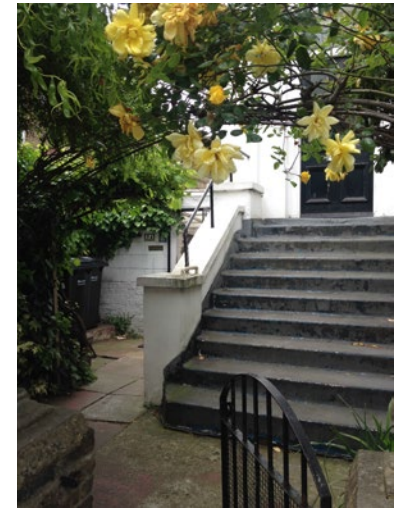
FLANK WALL OF 2 CAVERSHAM RD



2A FRONT DOOR



2A ENTRANCE LOBBY



2A FRONT PORCH AND STEPS TO
MAIN FRONT DOOR OF 2

3. USE AND AMOUNT

The proposed use of the extension is:

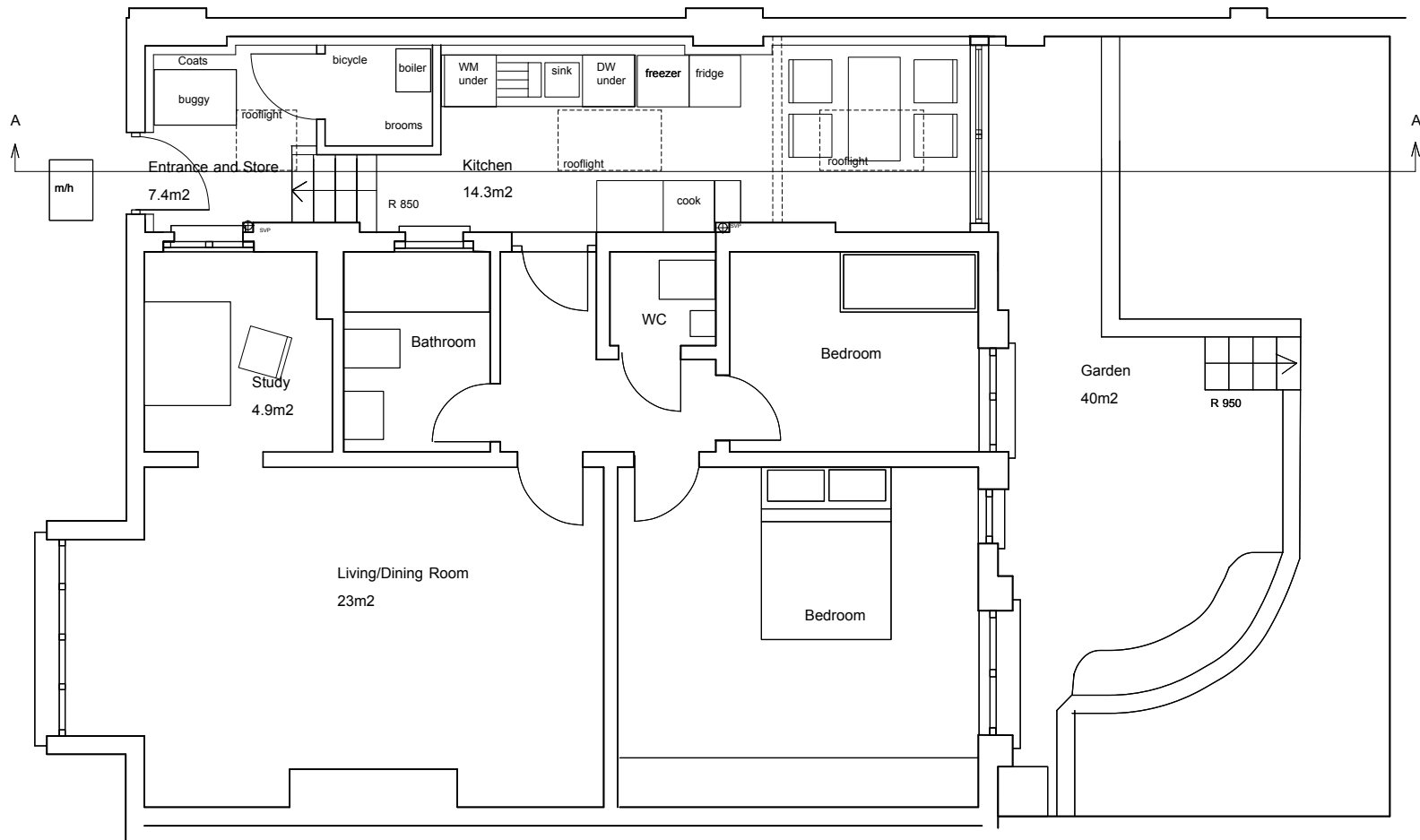
- a) A new entrance lobby with storage space for coats, buggy, bicycle and a boiler and broom cupboard – area 7.4m²
- b) A kitchen, with fitted units, washing machine, a dining area and access to the garden – area 14.3m²

The area of the remaining garden is 40m²

The area of the original kitchen, which will become a study area as part of these proposals is 4.9m². It proved too small to meet the requirements of a growing family, which is the reason for this application.



EXISTING KITCHEN



GROUND FLOOR PLAN PROPOSED

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4. HERITAGE STATEMENT

2A Caversham Road is part of the Bartholomew Estate Conservation area, which is characterised by substantial brick built Victorian houses with reconstituted stone trim, 4 panel timber doors and sliding sash windows.

Caversham Road forms part of Sub Area 1, The Christ Church Estate. It is one of the streets running at right angles to Kentish Town Road. Christ Church College Oxford held the land in trust until the 1950s.

The original farm buildings were replaced by residential development in the 1850s and 60s. The layout of the streets followed the historic field pattern. The first residents were prosperous solicitors, gentlemen and tradesmen. Many of the houses in the area have since been converted to flats.

The majority of the houses in this part of Caversham Road have gardens behind, and views through to the gardens from the street, but 2 and 4 Caversham Road have a building immediately behind them which might originally have been used for light industry or as stables, now converted to residential accommodation



MAIN HOUSE FRONT DOOR



MAIN HOUSE FRONT ELEVATION



BUILDING AT THE REAR

5. DESIGN

The design intention is to provide the flat with an entrance lobby and a larger kitchen to meet the needs of family life, which is also in keeping with the historic appearance of the Conservation Area.

The extension is to be built between the flank wall of the existing house and the 2m high London stock brick wall alongside Wolsey Mews.

The existing front door is set in a painted brickwork and blockwork wall facing Caversham Road. Both are out of keeping with the walls and external doors of the other buildings in the area.

The intention is to replace the existing door and painted brick and block wall with a four panel door timber set in a new brickwork wall to match the brickwork to be found in the local area, in terms of both brick type and bond.

The Perspex roof will be replaced with a solid flat roof and rooflights, stepping down towards the rear of the property.

The brick garden wall alongside Wolsey Mews is to be retained and raised to accommodate the new extension flat roof behind. The existing woven fence panels will be removed from the top of the wall. The wall will be 250mm higher than the existing wall and fence where it is alongside the higher section of the new extension and 450mm below elsewhere.

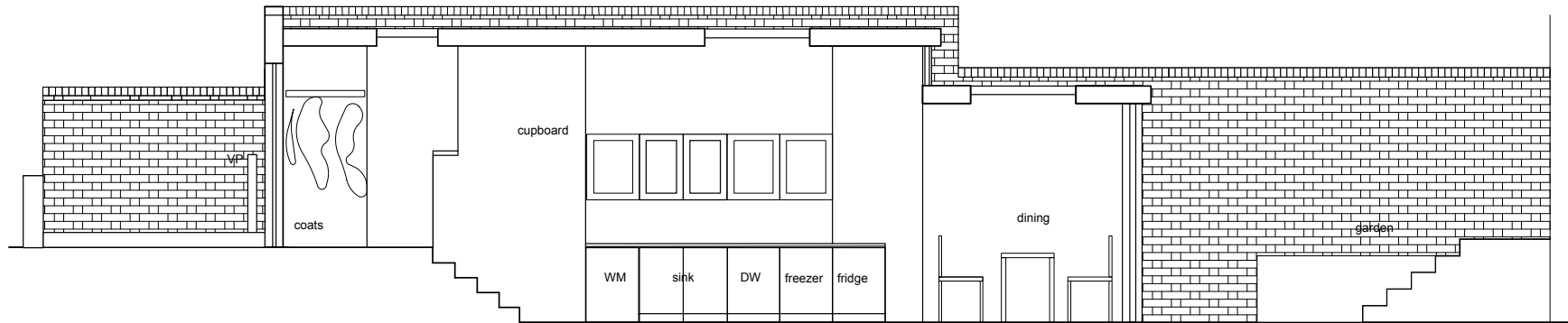
The doors and clerestory window facing the rear of the extension will be powder coated aluminium, to match the metal windows of the house at the rear.

The extension will be subservient to the houses adjacent, and invisible except from the upper windows of the two houses immediately adjacent, to the side and the rear.

Overall the proposed works will preserve and enhance the Conservation Area. The out of keeping front door, painted brick and blockwork front wall and the woven fence panels will be removed, and replaced with traditional materials used in the building of the historic properties adjacent.

6. ACCESS

Wheelchair access will be assisted by flush thresholds at the front and rear of the extension, and it will be possible to fit a stair lift to the steps in the entrance lobby if required.



SECTION AA PROPOSED

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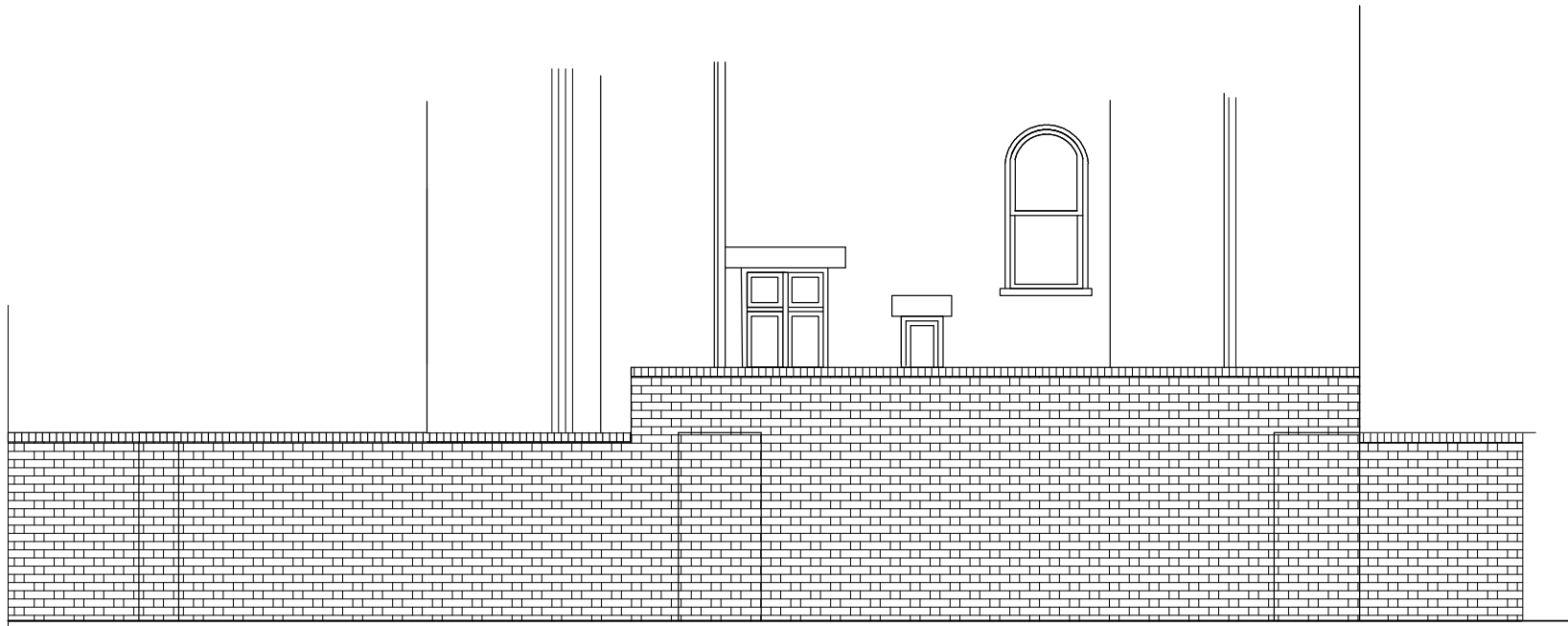
FRONT ELEVATION PROPOSED

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REAR ELEVATION PROPOSED

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SIDE ELEVATION PROPOSED

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