

296 West End Lane, NW6 1LN

Proposal to make minor modifications to the 2nd Floor layout and the roof structure

DESIGN & ACCESS STATEMENT

This Design & Access Statement has been prepared on behalf of the applicants, Mr. and Mrs. S. Isaac by Giles & Pike Architects.

The host building is a semi-detached house on West End Lane which was built in or around 1902. It is a typical family dwelling house of that period, and currently comprises 4 bedrooms, 5 bathrooms plus an attic study room arranged on the upper floors (1st floor and 2nd floor) with kitchen, dining room and reception rooms etc. on the ground floor.

There are no alterations or renovations planned for the ground floor areas, which are all in excellent condition and completely suitable for modern family life. However the upper floors are not in such a good state of repair, and are not well arranged. The residential accommodation on the upper floors is in need of re-arrangement and refurbishment, and so consequentially this planning application is for the sole purpose of carrying out these re-arrangements and refurbishment.

In respect of planning consent and conservation area consent, there are no works proposed on the ground and first floor. The only works to the fabric of the building which will require planning consent and conservation area consent are the alterations at roof level. If one compares the 'As Existing Drawings' with the 'As Proposed Drawings' these minor alterations / extensions are very clearly indicated.

THE EXISTING BUILDING MATERIALS

The main front façade of the house is built of a soft red brick, with horizontal recessed banding at every 4th brick course. The chimney stacks are also in the same red brick.

The front bay window is constructed with red brick at ground floor level, but clad in red clay hung tiles to the 1st floor bay projection.

The side flank wall and the rear wall are rendered with a semi rough-cast finish, and painted white.

The hipped roof structure, which is typical of its period is finished in rusty red clay tiles, which over time have softened and darkened to a dull grey colour.

The fenestration of the house is all in white painted timber frames, and the windows are broken up into small panes of glass, with ovolo moulding glazing bars.

The roof structure extends out over the masonry walls with generously proportioned eaves, and with white painted soffit boarding.

The cast iron gutters and downpipes are black painted.

THE DESIGN PROPOSALS

The alterations that we wish to make to the building are as follows:

1. To raise the height of the side roof dormer projection (over the staircase) up by approx. 1.5 meters so as to increase the head height of the staircase, and also to increase the light levels coming into the upper half of the house.
2. To construct a side dormer window projection at 2nd floor level to create more actual headroom in the attic study room, so as to make this room more useful and fit for purpose, and also to increase the light levels in the study.
3. To construct another side dormer window projection at 2nd floor level (on the other side of the stairwell) to create sufficient headroom for a 'shower room'.
4. To enlarge the existing rear dormer window projection to the rear elevation, so as to create a larger rear attic room, sufficient in size to sub-divide into two bedrooms.

In respect of the overall look of the house and the effect it has on the street scene, and the effect within the conservation area, the alterations we are proposing are minimal, and we are not seeking to alter the architectural character of the property in the slightest. The existing volume of the external envelope makes up of (±)712 cubic meters, with the proposed alterations of approximately 30 cubic meters, the new volume results to (±)742 cubic meters. Despite the minimal nature of the alterations externally, the improvements to the house and the function of the house internally are significant. It is therefore considered to be a worthwhile exercise that we are embarked on and for which we seek planning consent i.e. to create maximum improvements to the internal layout with only very minor changes to the external appearance of the building. Furthermore these changes are to the side and rear of the property, where they are barely visible from the street.

The quality of the new dormer projections are all to be carefully detailed and in top grade materials, which we believe will enhance the property overall and will be in keeping with other alterations to houses in the locality.

ACCESS

In terms of the accessibility of this house, either in terms of access to the house, or access from the house to neighbouring infrastructure and transport, none of the changes we are proposing will have any bearing on these matters.

CONCLUSION

We believe that we have designed a scheme which is both sensitive and respectful to the host building, and to the neighbouring buildings, and we therefore trust that Camden Council will see the merits of the scheme, and will see fit to grant consent to this planning application.