

# Design & Access Statement

Site address: 10 Maresfield Gardens – NW3 5SU

30<sup>th</sup> October 2017

R01

## Scope of works

Relocation of the existing Lower Ground front entrance to area under bridge. Reconfigure glazing to existing extension. Changes to gate and gate posts.

## Background

10 Maresfield Gardens is a four storey semi-detached family house with. The property is along a street of similar semi-detached houses matching in scale but characterized by a variety of details.

The property lies within the Fitzjohns and Netherhall Conservation Area.

## Layout of Proposal

The application is presented to enable semi-internal reconfiguration.

## Scale and Massing

No changes of the exiting massing are foreseen.

## Landscape

The proposed design retains existing landscape configuration.

## Appearance

### Lower Ground Floor

At lower ground floor we propose to relocate the existing entrance door from the front façade to a more suitable position under the access staircase. The window adjoining the existing entrance door is to be enlarged to fit the width of the window located on the floor above. Brick arches and

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sills are to be extended or replaced to match with returns toothed in. The new door at the front of the property is proposed as semi-glazed conservation style door.

This should only cause minimal perceived changes in appearance due to its location under the street level. Looking from the street the façade of the lower ground floor is only partially visible as demonstrated in attached photos.

The existing large glazed pivot door of the conservatory at the back of the property is to be replaced by a triple sliding glazed door. The glazed roof above is to be changed in a similar manner.

Changes proposed to the rear conservatory are considered to be minimal as the volume of the conservatory remains unaltered. Both will match the existing in terms of finishes.

#### Ground Floor

There are no changes to the ground floor's external configuration.

#### First Floor

There are no changes to the first floor's external configuration.

#### Second Floor

There are no changes to the second floor's external configuration.

#### Externally

To the front the existing vehicular access and off street parking is retained, though the brick gate posts are made wider and taller more in line with the original development as is understood to be preserved at No 12, 14 and 16. All materials (brickwork and black painted metal gates) will respect the character of the area. The gate itself is made taller, similarly to others locally and its detail is matched with the existing gate.

#### **Loss of Light:**

There are no changes to the existing volume configuration and therefore no loss of light is foreseen at the adjoining properties.

#### **Loss of Character, through massing or over dominating of adjacent properties:**

There are no changes to the existing volume configuration and therefore no loss of character.