

FELIXDB

14/12/2017

16 Achilles Road, NW6 1EA

SUPPORTING, DESIGN & ACCESS STATEMENT SIDE EXTENSION

Introduction

The property is a Victorian terraced house built between 1886 and 1896. The main part of the house has two floors with a loft extension 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 has been extended with a rear dormer extension. The outrigger has a pitched slate tile roof.

There is an existing rear extension that is more 5 years old. The neighbouring property at number 14 Achilles Road has recently received planning permission for a side and rear extension application number 2017/4936/P.

Description

Single storey side extension.

The proposal is to build a contemporary side extension at 16 Achilles Road. The extension would be used as a utility room opening on to the existing kitchen, this would be ancillary to the main house.

The new extension would adjoin the approved extension at number 14 and would be the same height.

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 rendered and painted white to match the existing wall finish.

The side return roof will be mostly glazed 50mm black intermediate glazing bars. The exterior walls will be capped with 50mm Grey GRP trim. There will be a GRP box gutter to the top of the side wall.

Design

The extension has been designed to mirror the approved extension at number 14 but shorter in length. The extension will make use of the newly enclosed side return area formed by the neighbours extension at number 14.

Concerns over the neighbours amenities are not relevant as this extension is replicated directly next door and so there will be no additional loss of light or sense of space to either neighbour.

We have proposed painted render to the extension walls to reflect natural light into the garden and to match the existing exterior wall finish.

The design follows relevant approved planning precedents along Achilles Road, such as

14 Achilles Road - 2017/4936/P

39 Achilles Road - 2015/6256/P

6 Achilles Road – 2016/3193/P

20 Achilles Road – 2017/3271/P

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

Access

No access considerations are needed for this extension 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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