

41a Lady Somerset Road, NW5 1TY

Design and Access Statement

December 2017

Covering statement to accompany drawings:

Existing:

LSR 00 (Location plan – 1:1250)

LSR 01 (Floor plans ground and first existing – 1:50)

LSR 02 (Elevations front and side existing – 1:50)

LSR 03 (Elevations garden and rear existing – 1:50)

Proposed:

LSR 1 (Floor plans ground and first proposed – 1:50)

LSR 2 (Elevations front and side proposed – 1:50)

LSR 3 (Elevations garden and rear proposed – 1:50, 1:10, 1:1)

The property is currently a two story sub-division of a four story terraced house dating from the second half of the 19th century, situated on the corner of Lady Somerset Road and Evangelist Road. The Maisonette comprises the round floor and first floor of the main building only – the first floor of the narrower rear extension belongs to the upper flat. This shifted property division is indicated on the elevations with a red line.

The building sits outside of the Dartmouth Park Conservation area.

The significance of building

As the property is an end of terrace, any alteration to the front, side or rear extension elevation will have a visual impact. The only elevation which will be altered by the current proposal that is visible from the public realm is the rear of the extension, the proposed changes to the two sash windows present on this elevation are obstructed by the existing timber fence and garden door, the arches to the windows that are visible above the fence remain unaltered in the proposal. As such, none of the alterations proposed have any impact on the public realm.



Fig.1 photograph of side of ground floor extension – arches to rear windows visible (no alteration proposed)

The principles of and justification for the proposed works at no.41a

In principle, adjustments to the exterior fenestration is a result of a re-organisation of existing spaces, which are poorly planned and result in a series of small, poorly lit internal spaces.



Fig 2 photograph of inner entry hall – tortuous access to rear rooms, poor accommodation

Traditional detailing is used to set the alterations within the existing and original language of the building. Existing fenestration will be refurbished and draught stripped as part of the works. Details of the new windows are included on drawing LSR 3.

Alterations to the openings to the West elevation of the extension will be made within an already partly rendered brick wall – to obviate the need for piecemeal repairs the render will be removed and the whole ground floor wall will be rendered to reflect light into the garden and to avoid unsightly repairs. The existing cranked rainwater pipe will be changed to vertical, also tidying this elevation.



Fig 3 photograph of West garden elevation – rear windows to be extended to floor level (one converted to a door), render renewed and extended almost to corner.

The impact of the proposal on the setting of adjacent building

The neighbouring house has an extensive glazed conservatory built hard up to the boundary wall, and is viewed from an existing window and glazed door to the ground floor west elevation of the extension. Windows on the maisonette above overlook the adjoining conservatory. On balance it is considered that the removal of a clear window and clear glazed door, replaced with two clear windows and an obscured WC window does not alter the current situation regarding overlooking or privacy, with the provision of study and bedroom use to these new windows resulting in a need for privacy for the applicant and therefore minimizing the overlooking for the neighbour.

The steps that have been taken to minimise any adverse impacts on the building

Structural considerations have been made prior to finalising the design in order to minimize or obviate interventions on the original fabric of the house. The structural alterations are restricted to internal floors and no party wall agreements will be required.

Access statement

House steps up from the street level preclude a fully accessible solution to the building, the dwelling is on the ground and first floor. A ground floor WC is provided for ambulant disabled people, and the public living and dining/kitchen spaces are relocated from the first floor to the ground floor to allow visitors with varying degrees of mobility to participate in family life.



Fig 4 photograph of cranked stair- difficulty for mobility impaired use to visit living spaces currently located on first floor.

Arboricultural statement

The garden is part of the applicants maisonette. No works involving trees are being proposed, with no works below ground level necessary within the garden.

Conclusion

The proposed adjustments to the existing building aims to provide comfortable and well-scaled spaces for family use. The room-use provisions of the maisonette are being maintained rather than inflated, with the same basic rooms but with more generosity for the residents who have not altered the building in 20 years of ownership and wish to continue residence for the foreseeable future.