

Design and Access Statement:

Alterations to rear of 42 Chetwynd Road, replacing existing glazed extension with a new glazed extension of the same size.

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Rear elevation of 42 Chetwynd Road

To be read in conjunction with the following drawings submitted as part of the application:

Drawings:

181-100 Site Location Plan

181-200 Existing Ground floor plan, rear elevation and section through extension.

181-205 Demolition plan

181-210 Proposed Ground floor plan, rear elevation and section through extension.

Introduction

The applicants wish to replace the existing glazed extension at the rear of the property with a new glazed extension of the same size. This will improve the visual appearance of the rear of the house and improve the thermal performance of the extension. The existing extension is believed to be a mid-twentieth century extension which is in line with the properties on either side, hidden behind parapet walls.

The property is located at 42 Chetwynd Road, London NW5 1BY and is inside the Dartmouth Park Conservation Area. The building is not listed.

Property and Site Description

The building is a Victorian terrace house made of London yellow stock brick. The building roof is slate tile. The existing glazed extension has a lean to roof of wire glass in painted aluminium frames, with a wall of painted timber window with timber panel below and glazed and painted timber door.

Adjacent to the glazed extension is a brick extension with a slate and felt roof which will not be altered.



Existing brick extension on left of house, glazed extension to be replaced on right side. **Description of Proposal**

Design

Proposed works

As set out in the proposed drawing 181-210, the existing extension will be removed and replaced with a new aluminium frame system with bi-fold doors. The proposal will be the same size and location of the existing.

There are no proposed alterations to the front of the building.

The proposed glazing system will be a neat aluminium frame which will be unobtrusive within the setting of the existing building and will create a more consistent appearance to the rear of the house, replacing the existing mix of materials used on the current extension.

Use

The extension use will remain as existing, an extension to the living area of a single family dwelling. The proposal will be the same size and location of the existing and will therefore not affect any neighbouring property amenity use.

Amount

The proposal is for an extension of the same size and location of the existing. The roof ridge and eaves will be the same as existing, replicating the lean to roof. The extension extends approximately 1.8m from the rear of the original house and is in line with the existing brick extension on the left side of the house, and in line with the neighbouring properties' extensions on either side. The proposal requires the demolition of the existing glazed extension up the existing central parapet wall.

Layout

The proposed extension layout will match the existing, sitting in line with the existing extensions and below the existing parapet walls to either side.

Scale

The scale of the proposal will match the existing.

Landscaping

The rear garden is currently paving blocks with planted beds to the perimeter. There are no proposed changes to the landscape arrangement. A slot drain will be introduced to the edge of the replacement extension to improve drainage of the garden.

Appearance

The proposed extension will be in painted aluminium frame and glazing. The existing extension is a poorly constructed 1960's glazed extension with wire glass, painted timber window and door and painted lapped timber panel below the window. The existing extension have unused flue penetrations through the glazing which will be removed. The appearance of the existing detracts from the house and needs to be appropriately replaced. The proposed use of a subtle aluminium frame system will minimise the visual intrusion on the house and will be a unified, sympathetic, modern extension.

Additionally, the existing extension is uninsulated timber and single glazing which loses heat very quickly. The proposed extension system will be thermally broken aluminium frame and double glazing which will give a big improvement on the thermal performance of the extension.

Access

The proposal will not affect the access to or from the property from either vehicles or pedestrians.