

# WEBB ARCHITECTS LIMITED

## **Design and Access Statement**

Proposed Development for-

**Rear Extension**

**Side Extension at Rear**

**Roof Lights to the Closet Wing Roof Pitch**

**Removal of Chimney to Closet Wing**

At-

**31 Sarre Road**

**London**

**NW2 3SN**

# WEBB ARCHITECTS LIMITED

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## Location Plan



## **Existing Site, Surrounding Area and Property**

The application site is situated on the West side of Sarre Road. The length of the house faces East/ West with the rear garden West facing.

Sarre Road is residential in nature and primarily comprises terraced and semi detached houses. 31 Sarre Road is semi detached with a passage separating the neighbouring building.

The building is a single family dwelling of three storeys, ground, first and second. With four bedrooms plus a box room. The second floor has been converted previously to provide the fourth bedroom in the loft space. The ground floor is a split level due to the fall of the site back to front. The rear ground floor level of the closet wing being lower than the front of the house. There is a small front garden and larger rear garden of 16.5m length from the back of the house.

There are no trees on or near the site that will be affected by the proposed extensions.

The property is late Victorian/ early Edwardian. The building is constructed from a red brick to the front and a London Stock or multi to the rear Closet Wing. The rear elevation is rendered and painted white with the flank wall to the passage being a red London stock or multi. There is a full width dormer to the rear roof pitch with artificial slate tiling. The main roof and roof to the Closet Wing is again clad in the same tiling. Windows have timber sliding-sashes with arches to the window heads to the upper floors and side of the Closet Wing at ground floor. To the rear of the Closet Wing there are casement windows at ground floor. There is a large double door to the rear garden from the rear Reception Room with steps externally to access the garden. There is a paved terrace area extending into the rear garden with two sets of steps. There is a side access gate to the rear garden from the shared passageway between the houses.

31 Sarre Road is not in a Conservation Area.

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## Existing Site Photos



Rear Elevation

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Side Elevation of Closet Wing, Rear Doors and Steps



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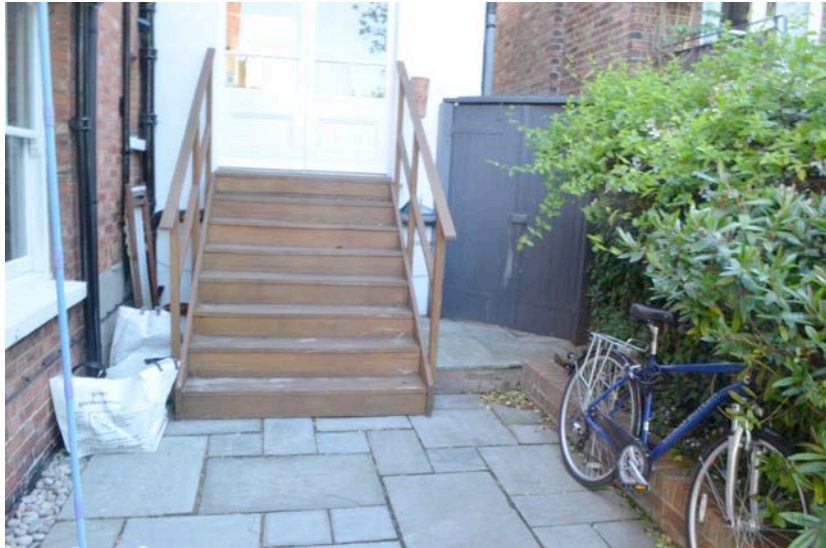


Rear Elevation of Closet Wing with Chimney



Rear Closet Wing Roof with Chimney

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Rear Elevation showing Side Access Gate



Side Access Passage with Gate at End



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Front Elevation



Rear Garden

## **Proposed Development-**

### **Rear Extension**

#### **Side Extension at Rear**

#### **Roof Lights to the Closet Wing Roof Pitch**

#### **Removal of Chimney to Closet Wing**

### **Rear Extension and Side Extension at Rear-**

The proposed development is for a rear extension and side extension to the rear. The side extension is to have a pitched lead clad roof with glazed roof light for part of its length and a glass box to the end where the roof meets the rear of the existing house. The glass box creates enough headroom so the original doors to the rear elevation to the rear Reception Room can remain in place. The access gate to the rear garden is to be kept in the existing position and a side passage along the side extension is proposed. The side extension is therefore kept back from the boundary between the properties.

The proposed rear extension projects from the rear elevation of the Closet Wing by 750mm. This is consistent with extensions found elsewhere in Sarre Road. Namely 7, 9 and 11 Sarre Road where the rear has been extended a small way.

It is proposed that the extensions will be constructed from materials to match the existing with aluminium sliding doors.

There will be a paved terrace extending into the rear garden from the rear of the proposed extension with steps at the end.

There will be no loss of light to the adjacent property as this is South of the proposed and with the sun coming round from East to West it will not decrease the day or sunlight.

### **Roof Lights to the Closet Wing Roof Pitch-**

It is proposed that there are two roof lights to the Closet Wing roof pitch. These will extend no higher than 100mm above the existing roof plane.

### **Removal of Chimney to Closet Wing-**

It is proposed that the existing chimney stack to the rear Closet Wing is removed. This is to enable the ceiling of the rear Bedroom to be raised and to create more space within the room and help the layout of furniture. The void left further to the chimney removal will be finished with slate tiles to match the existing.

## **Access for All**

**Within the constraints of an existing building the works have been designed to allow ease of accessibility and use. The design complies as follows with the 16 Lifetime Homes Standards:**

**The proposal is the refurbishment of the existing building.**

### **01 Car Parking**

Cars will be able to stop outside the property on the road.

### **02 Access from car parking**

Access from the car to the front door is direct.

### **03 Approach**

Access from the car to the front door is direct.

### **04 External Entrances**

The entrance is illuminated by overhead lights as existing.

### **05 Communal Stairs**

There is no communal stair within the building as it is a single family dwelling.

### **06 Doorways and Hallways**

Any new internal doors will have a minimum 700mm clear opening width.

### **07 Wheelchair accessibility**

Access to the house is stepped without the inclusion of a lift. A ramp could be provided in the future if required.

### **08 Living Room**

There is a living room on the entrance level.

### **09 Bed space at ground floor**

The house at present does not have a bedroom on the ground floor level. The rear Reception Room could be adapted in the future to allow for this.

### **10 WC at ground floor**

There is a WC space on the entrance level of the house. Due to the existing stepped nature of the site it is set down on the lower ground floor level to the rear.

### **11 Bathroom walls**

New walls in the bathrooms will be constructed with timber stud and plywood that would be capable of supporting adaptations such as handrails.

### **12 Lift**

The inclusion of a future stair lift within the building is possible if required.

### **13 Main Bedroom**

The main bedroom and bathroom are on the first floor level. There is an ensuite to the front master bedroom on the upper first floor level and a family bathroom on the first floor lower level.

### **14 Bathroom Layout**

All bathrooms are generous in size allowing ease of accessibility.

### **15 Window Specification**

Sliding sash windows will match the original windows where to be replaced. Existing and new windows will be balanced to allow ease of use when opening and closing.

### **16 Fixtures and Fittings**

New switches, sockets, ventilation and service controls will be located at a height that is between 450mm and 1200mm from the floor.