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Design, Access & Waste Minimisation Statement for the Proposed Extension and Alterations to a House at 19 Ravenshaw Street, London NW6 1NP

INTRODUCTION:

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The existing property is set in a residential street, and comprises a terraced Victorian house, of typical design for the area, with the main two storey full width part of the house to the front and with a narrower two storey rear projection with side alley / access to the rear garden.

It is assumed that originally the rear projection would have had the W.C facility right at the back of the Ground Floor, with a mono-pitch roof over. This has since been demolished and rebuilt as a single storey structure with a flat roof over, and now contains a full size Bathroom. The date of those works is unknown, but the brickwork suggests it was not of recent years.

The side alley / garden access space contains a metal fire escape staircase (which is badly rusted and unsafe to use), serving the First Floor.

The rear part of the house is set down lower than the front part, as is typical, and has a mono pitch roof over. This roof mirrors that at number 21 and there is a raised parapet between the two.

Number 17 seems to have been extended to the rear at some time in the past. The flank wall separating 17 from 19 is full height and terminates at least 1.35m above the main eaves level of number 19. The rear extension has a flat roof over and is used as a roof terrace.

The external walls of number 19 are facing brickwork. The front elevation is painted white.

The roof is slated, with black painted timber fascia boards and with a mixture of original cast iron gutters and downpipes to the front, and upvc and aluminium gutters and downpipes to the rear.

Windows throughout are white double glazed upvc, with stained timber outer frames and sills. All windows to the front elevation, and some windows to the rear, have stone sub-sills also.

The front door is stained hardwood, and is not original.

All rear doors are double glazed white upvc with stained timber frames and sills.

The inside of the property is in very bad condition.

The Ground floor contains a Lounge, Dining Room, staircase and storage space to the front part, and a Kitchen and Bathroom (as previously mentioned) to the rear.

The first Floor contains three Bedrooms, a Bathroom, the main staircase and access to the external metal fire escape staircase.

The converted loft contains two Bedrooms and a third Bathroom.

THE PROPOSALS:

Our client, who has recently purchased the property, has decided that, as the property is in severe need of repair / refurbishment, now is the ideal time to also enlarge the property to bring it in line with current expectations for the area and to make the most of the potential of its prime location.

It has been decided therefore, that the most practicable and viable route to achieve this is to extend the existing two storey rear structure backwards, to line up with the rear wall of number 17, and to remove the fire escape staircase and infill the side access at Ground and First Floor levels, whilst retaining a small light well and maintaining daylight to the Ground Floor Dining Room and the First Floor Bedroom above.

DESIGN:

The front elevation will remain unchanged apart from a new front door, replacement windows and new slate roof finish.

The proposed extension will be constructed of thermally insulated masonry cavity walls, with the outer leaf of facing brick to match the existing.

The new First Floor rear wall will line up with the rear wall of number 17 and will now be full width.

The new Ground Floor rear wall will be in the same location as the existing but will now be full width.

The extension will have a flat roof over which will be set out so that it does not sit higher than the highest part of the existing First Floor rear mono-pitch roof, and thus will be lower than the main pitched roof eaves. The roof will be felted and will have a protective layer of bitumen bed stone chippings.

Fascia boards will be black painted timber.

Gutters and downpipes will be black painted cast iron to match the original.

New and replacement windows will be white double glazed upvc. The new windows will have stone sub-sills to match the existing. The windows will be compliant with all relevant sections of the Building Regulations.

All new and replacement windows will be Secured by Design / PAS 24 compliant where required.

The new front door will be of the insulated composite type and will be Secured by Design / PAS 24 compliant.

The new external doors to the rear elevation will be sliding / folding and will be white double glazed aluminium and will be Secured by Design / PAS 24 compliant.

All new windows and doors will have feature brick soldier courses over.

As previously mentioned, a light well will be created to enable daylight into the existing Dining Room and the First Floor Bedroom above it.

The light well will also enable the existing rear manhole to be retained and still be accessible for maintenance.

Internally the rear Ground Floor Bathroom is to be removed to create a large Kitchen / Summer Room, and with the inclusion of the sliding / folding doors this will be the focus point of the house.

A new W.C will be incorporated centrally and will be compliant with Approved Document M for visitable dwellings.

All First Floor Bedrooms will now have En-suite Shower Rooms or Bathrooms.

The rooms in the roof will be adjusted slightly so as to increase the size of the Front Bedroom and reduce the size of the Bathroom. This will not affect the overall size or the external appearance of the roof.

ACCESS:

The proposal is within a residential street but nearby there are various shops and amenities.

There is good access to public transport – West Hampstead Station is just around the corner - and there are bus stops within walking distance and tube stations a short bus ride away.

The approach from the pavement outside is stepped, but the steps are low and easily accessible by ambulant persons.

The house itself, though split level, only has one internal step at Ground floor level and again is easily accessible by ambulant persons.

The inclusion of a new Ground Floor WC will comply with Approved Document M1, Category 1: Visitable Dwellings.

WASTE MINIMISATION:

- The type of works proposed will generate some general building waste from demolitions, forming of new openings etc - this will be used within the new construction where possible.
- The building contractor will manage the site in a manner so as to reduce the effects of environmental pollution during demolition and construction, and to maximise the reuse of waste materials
- If the waste cannot be economically re-used as part of the proposal due to suitability, timing, available storage, etc or is found hazardous or uneconomical to re-use elsewhere it will be taken to an appropriate approved centre for recycling or disposal.
- Careful material estimating will be employed to minimise both waste and cost.
- **NO BURNING OF WASTE WILL TAKE PLACE ON THE SITE!**

The proposal will be designed to meet or exceed the energy efficiency standards (set by the current Building Regulations Approved Document L1A) using simple, passive techniques to reduce energy costs, waste production and transportation both during construction and throughout the life of the building. The construction will maximise the use of low energy consuming materials and materials from renewable sources, which have minimal VOC content and embodied energy efficiency.

Specific issues that have been, or will be addressed in the design of the buildings and the construction process include:

- Timber used in the construction of the building will be FSC certified.

- Heating systems (if applicable) – domestic hot water & space - will be designed using high efficiency heat producing appliances with effective controls.
- Low energy lighting will be used throughout with suitable controls to minimise wastage.

CONCLUSION:

The existing property is in great need of modernisation / improvement.

The majority of the proposed works will be at the rear and internal so the apart from replacement windows, front door and new slate roof finish, the street scene will only be improved upon.

The rear extension is not oversized and will provide a good standard of accommodation within the house.

Materials will match that of the existing property.

It is felt that the proposal fulfils all of the design objectives previously listed, and will create a very desirable property in a prime location, and it is therefore hoped that based upon the reasoning stated, the application can be supported and Planning Permission granted.

K. Reavell
for ATP Group