

## DESIGN & ACCESS STATEMENT

July 2017

14 Quadrant Grove LONDON NW5 4JN

### SIDE INFILL SINGLE STOREY REAR EXTENSION

#### CONTEXT:

Quadrant Grove consists of generally three storey Victorian terraced residential period properties. The majority of which include existing roof extension and front elevation roof terraces, of which no.14 is one. No 14 also has an existing two storey rear wing with roof access, and an existing rear infill single storey extension with fully glazed pitched roof and rear glazing giving access onto a rear garden.

The property is mainly London stock brick. Generally, properties in the area and adjoining are terraced in stock brick with rear wings of two and three stories. Adjoining properties have two storey rear elements in white render.

Existing flat roofs are felt; windows are mixture of white painted timber double hung sashes and casements. Existing timber glazed bi-fold doors to front elevation terrace and rear garden. Glazed timber door to rear wing roof terrace.

Photographs of the existing rear of no. 14 and adjacent houses can be viewed on Location plan drawing 08-251 -03.

#### REQUIREMENTS OF THE BRIEF:

The existing fully glazed infill extension is in a somewhat dilapidated condition and undesirable in terms of its glazed roof and bi-fold rear access doors.

The house includes a small, gloomy, low ceiling kitchen within the ground floor of the rear wing. A refurbished kitchen is required as well as connecting of the area to the open plan Living room and Dining room, to achieve a scale of kitchen better suited to the property and client needs. More natural light is needed from the rear elevation, with consideration of views looking out of the rear glazing.

#### RESPONSE TO THE BRIEF:

The proposal seeks to replace the existing glazed infill extension with a new single storey extension to the same foot print. A number of internal modifications will provide an improved plan for the kitchen, as well as increasing the natural light and improving the relationship between open plan Kitchen, Dining, Living and the connection with the garden.

New glazing will be in painted timber to match the materiality of existing context, while locations of openings improve transition to existing garden layouts.

The proposed replacement extension is to be built on the same footprint as the existing with its rear 3m from the original back wall of the house. The eaves height at approx. 3.2m above external ground level maintains a subordinate relationship to the existing two storey rear wings to no.14 and no.12, as well as being significantly lower than the recent two storey infill extension granted and constructed to no.16.

The extension eaves are to be clad in standing seam zinc with a flat roof of GRP membrane and sedum matt green roof. A single flat rooflight provides natural light deeper into the ground floor interior and Dining space.

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The proposal makes a modest and sympathetic intervention, reflecting material characteristics of the existing property, improving the internal layout for current and future occupants, plus causing no impact on adjoining properties.

## ACCESS:

No alterations to existing circumstances of single front door access to property. Level access to garden.

## ARCHITECTS PROFILE:

Architect YOUR Home *Camden* is a parallel domestic orientated division to the Chartered Practice of Andris Berzins and Associates with over 35 years of experience in London and the British Isles. Work spanning from residential new build, extensions and refurbishment, in Camden and other London boroughs, to museum and visitor centre projects, has established good design, a caring reputation and Civic Trust and other award recognition. The practice has an extensive background of heritage work; that includes quinquennial inspections as Anglican Parish church architect/surveyors for the London Diocese; and there are also recent and ongoing refurbishment, regeneration and visitor projects for the Lee Valley Regional Park Authority, where amongst a number of conservation projects the practice received an Enfield Design Award (Listed Buildings) for the elegance and simplicity of its solution to new front entrance arrangements and access at Myddelton House. Refer [www.aba-architects.uk](http://www.aba-architects.uk)