

**52 Woodsome worth Road: Design, Access, Conservation & Sustainability Statement****A] Site**

The existing dwelling is a three story Victorian terraced house (1870s). It is within the Dartmouth Park Conservation Area. There are no article four directions on the property.

The massing of the house consists of a larger, primary, three-story, block containing the main living accommodation and main bedrooms with a smaller, half-width, two-story, sub-block containing the rear bedroom and kitchen. A glazed single storey conservatory sits alongside the two-storey outrigger. There is a single-storey WC/utility block to the rear of the outrigger. This was probably originally an external WC. There are significant changes in level between the main dwelling, kitchen and conservatory of around half a metre, which impact on the existing internal spaces.

In common with the building typology the windows are timber sashes. The existing facing material is London Stock brick. The detailing is more ornate and fine on the street facing façade than the rear.

The rear gardens are approximately seven and a half metres deep and the garden elevations of properties on Croftdown Road are in close proximity. There is an existing Maple tree adjacent to the dwelling (T1).

B] Development & Planning History**Planning History Relating to the Site**

(2017/ 2304T) Notification of intended works within a Conservation Area
Rear Garden: 1 x Norwegian Maple – Fell

Relevant Neighbouring Planning History

44 Woodsome Road London NW5 1RZ (2013/0493/P)
Granted (Mar 25 2013) - Certificate of Lawfulness (Proposed)
Installation of solar thermal panels to front roof slope.

Flat A, 54 Woodsome Road London NW5 1RZ (2017/2395/P)
Granted (Jul 11 2017) - Full Planning Permission
Erection of garden shed in rear garden (retrospective)

8A Woodsome Road London NW5 1RY (2010/0525/P)
Appeal Decided: Allowed (Jul 2 2010)- Householder Application
Erection of single storey rear extension to single family dwelling house (Class C3)

15 Woodsome Road London NW5 1RX (2018/0008/P)
Granted (Mar 14 2018) - Householder Application
Erection of a single storey rear and side extension

8 Woodsome Road London NW5 1RY (2011/4532/P)
Granted (Oct 28 2011) - Householder Application
The erection of two dormer windows to the rear roof slope of existing residential dwelling (Class C3)

20 Woodsome Road London NW5 1RY (2012/3715/P)
Refused (Sep 11 2012) - Householder Application
Erection of rear dormer extension, the insertion of two rooflights on the front roof slope and replacing the existing timber framed sliding sash windows with double glazed timber framed sliding sash windows to a single family dwellinghouse (Class C3).

44 Woodsome Road London NW5 1RZ (2013/1207/P)

Granted (Jun 27 2013) - Householder Application
The erection of a garden wall with metal railings and new gate to the ground floor front elevation following the demolition of existing boundary wall, associated with existing residential dwelling (Class C3).

C] Proposed Works

The works consist of the demolition of the existing single glazed conservatory, lowering of the existing floor to match the existing kitchen, demolition of the existing WC and utility area and the construction of new single storey half width extension with full width glazing. The depth of the new extension will match the existing two storey outrigger and neighbouring extension at no. 50.

Design Strategy

In order to respect the integrity of form of the existing dwelling, a single-storey subservient proposal has been developed with glazing to the rear elevation. A new flat roof bound by a parapet wall will both allow the proposals to remain subservient and also present a clean elevation from the rear of the property.

Materials

Aluminium framed glazing has been chosen due to its minimal sightlines and in order to contrast with the existing timber framed windows. The façade finish of the new extension will be clad with contrasting natural cedar timber. It will allow the original two-storey half width extension to remain legible, provide a frame composition around the new glazing and also finish off the edges of the openings in the existing brickwork neatly.

The existing rainwater pipes to the two-storey half with extension will be replaced with half round galvanized steel rainwater goods. Substantial in appearance and of high quality, they are an appropriate contemporary replacement for the existing gutter.

Relevant planning policy

Dartmouth Park Conservation Area Appraisal
Sub Area 2 Dartmouth West

Camden Residential Design CPG 1

Chapter 2: Design Excellence
Chapter 3 Heritage: Conservation Areas
Chapter 4: Extensions, Alterations & Conservatories

D] Conservation

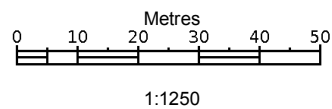
It is proposed to retain the dominant portion of the existing house, i.e. the three-storey main house and two-storey half width extension. These create the identity, rhythm and massing of the terrace. The new single-storey addition will be subservient to the main house. The existing street pattern characterised by three storey dwellings with two storey half width extensions will remain. The existing Maple tree will be retained and maintained at a manageable size so as not to impact adversely on the built structures. Structural Engineering for the new extension will take into account the root zone of the tree and a design and method statement will be prepared.

E] Access

Access will be slightly improved with greater areas of level floor and access to the garden. Our proposals will unify the floor levels by continuing the existing kitchen floor level across the rear of the elevation allowing access to a WC, kitchen, dining and garden space on a single level. Generous steps will replace the existing ones between the rear of the main house and the conservatory.

F] Sustainability

New windows will be double-glazed and all new construction will be well insulated to at least of Building Regulations standards. This will represent a significant upgrade and prevent heat loss. Bricks available as a result of demolitions will be retained and reused on any repairs. New light fittings will be low energy fittings and new plumbing work will be fully insulated.

**Notes**

- 1) Drawings Must Not Be Scaled; Work Only To Figured Dimensions
- 2) Check All Dimensions On Site Before Ordering Materials Or Putting Work In Hand
- 3) Shop Drawings Of Manufactured Items Must Be Approved By The The Architects Before Work Is Put In Hand
- 4) Dimensions Must Be Verified On Site Before Preparation Of Shop Drawings
- 5) The Architect Must Be Notified Of Any Discrepancies Immediately
- 6) If In Doubt Ask!

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Revision	Date
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Preliminary	status
1802	Job No
Jon & Tracy	Client
52 Woodsome Road	Address
Site Location Plan & Design Statement	Title
08/18	Date
1:1250 @ A3	Scale
L01P	Drg No

Rev Comment

Date