



Trevor Brown Architect

Trevor Brown Architect Ltd
Unit 11, 349c High Road, London. N22 8JA

Design and Access Statement - 68a Caversham Road, NW5 2DS

07th February 2019

Revision: -

Proposed

This application is for a steel balcony platform on the rear of a three 3 storey terraced house.

Existing

The property is a 3 storey terraced house plus an additional basement space. It is occupied as two flats. (Conversions). One on the lower ground floor and the upper ground floor. The other on the first floor and second floor.

The property is constructed from British bricks. Both elevations are exposed brickwork, brown on both the front and the rear facade.

The exterior windows and doors are single glazed with white timber frames. The roof is cladded with clay tiles.

The property is in a conservation area and is not listed.

Use

The extension improves the existing habitable space and provides some additional space.

Design Process and Layout

The proposal is defined by the following key criteria:

1. The proposed platform does not create additional sense of enclosure to its neighbouring properties nor does it result in the loss of privacy to adjoining dwellings or gardens being part of an end terrace.
2. Steel structure will give access to the garden and house providing a better connection between the two.
3. The front elevation of the property will remain unchanged in terms of the conservation area.
4. The proposed balcony platform is from perforated steel which will allow more natural through.

Amount

The existing area of the curtilage not covered by building is approximately 149 sqm on the rear garden and 40 sqm on the front garden. The proposal covers 10 sqm of the existing curtilage.

As a result of the works, the total area of ground covered by buildings within the curtilage won't fall below 50% of the total area of the curtilage.

Appearance and Scale

The proposed platform was conceived to over-take the existing staircase and create more space on the balcony above. Non of the existing windows and doors will be affected.

Landscape

The extension will be constructed on the existing hard surfaces. The platform staircase will take the same area as the existing staircase and will allow more light to get through. No trees will be affected by the proposed development.

Access

The existing access into the property from the main street is unchanged.