

05th March 2019

Design and Access Statement for a Side Extension at:

47 Patshull Road, London, NW5 2JX

The property is located centrally on the northern side of Patshull Road which is a tree lined street predominantly made up of 3 storey semi-detached villas and terraces. The area was constructed in the 1860's when the area was developed by the 5th Earl of Dartmouth with the intention of creating prestigious residences. The area is now located within the Bartholomew Estate Conservation area of Kentish Town.

No. 47 Patshull Rd is a three storey dwelling house with 5 bedrooms and 2 reception rooms. The proposal is for a two storey side extension which will provide additional shower/utility and home office space at ground floor and additional shower room at first floor level.

The ground floor extension will be positioned where the current lean-to is located midway back from the front and extend to the rear of the neighbouring property's ground floor extension at no. 45. This will fill in the gap between the two properties utilising the party wall. The first floor will align with the rear of the first floor extension at no.45.

The new works for this simple design will be constructed with the use of traditional materials, facing brickwork to the walls, white painted timber/glazed doors and timber fascia. The design will be contextually sympathetic and blend in with the traditional aesthetic in line with the Conservation Area Criteria. (See Figure 1.)



Figure 1. Front Elevation

The scheme follows the previous approval obtained for the property in application 2006/4774/P 'Construction of a two storey side extension to single family dwelling house'. The ground floor proposed extension has been extended at the rear because the space between the two properties' rear extensions is dead space and the scheme aims to optimise the use of this narrow space without impacting on the neighbours or the street elevation. Access to the garden through this extension will be maintained.

There are many properties in Patshull Road with two storey side extensions between the two properties (No.s 69-71, 77-79 and 81-83) which are very similar to this scheme and we would consider our proposal to be in line with the contextual precedents and seek approval for this application.

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