



PROJECT: 19 Solent Road, NW6 1TP
LOCATION: West Hampstead, Camden, London
JOB REFERENCE: 1909

BOWEN
ARCHITECTS
26 STORE STREET
LONDON WC1E 7BT
020 7625 5373 07831105360
projects@bowenarchitects.co.uk

0.1 - Contents Page

0.2 - Introduction / Site Location

1.0 - Site Analysis

1.1 - Site Analysis

1.2 - Noise mapping / Flood risk assessment

2.0 - Existing Buildings

2.1 - Current Context - Photographs

2.2 - Current Context - Neighbouring Extensions

2.3 - Precedence

3.0 - Proposal

3.1 - Proposed plan

3.2 - Proposed elevations

3.3 - Conclusion



Fig 1: London borough of Camden

This design access statement has been prepared to support our planning application for the construction of single storey 3m rear extension and internal renovation of no.19 Solent road and the installation of two east facing roof lights. .



Fig 2: Existing site location

19 Solent Rd is located within the London Borough of Camden, close to West Hampstead train station.

1.0 SITE ANALYSIS



Fig 3: Site location

19 Solent road is located on a residential street in the borough of West Hampstead. 19 Solent road is a semi detached terrace house which neighbours the West Hampstead medical centre.

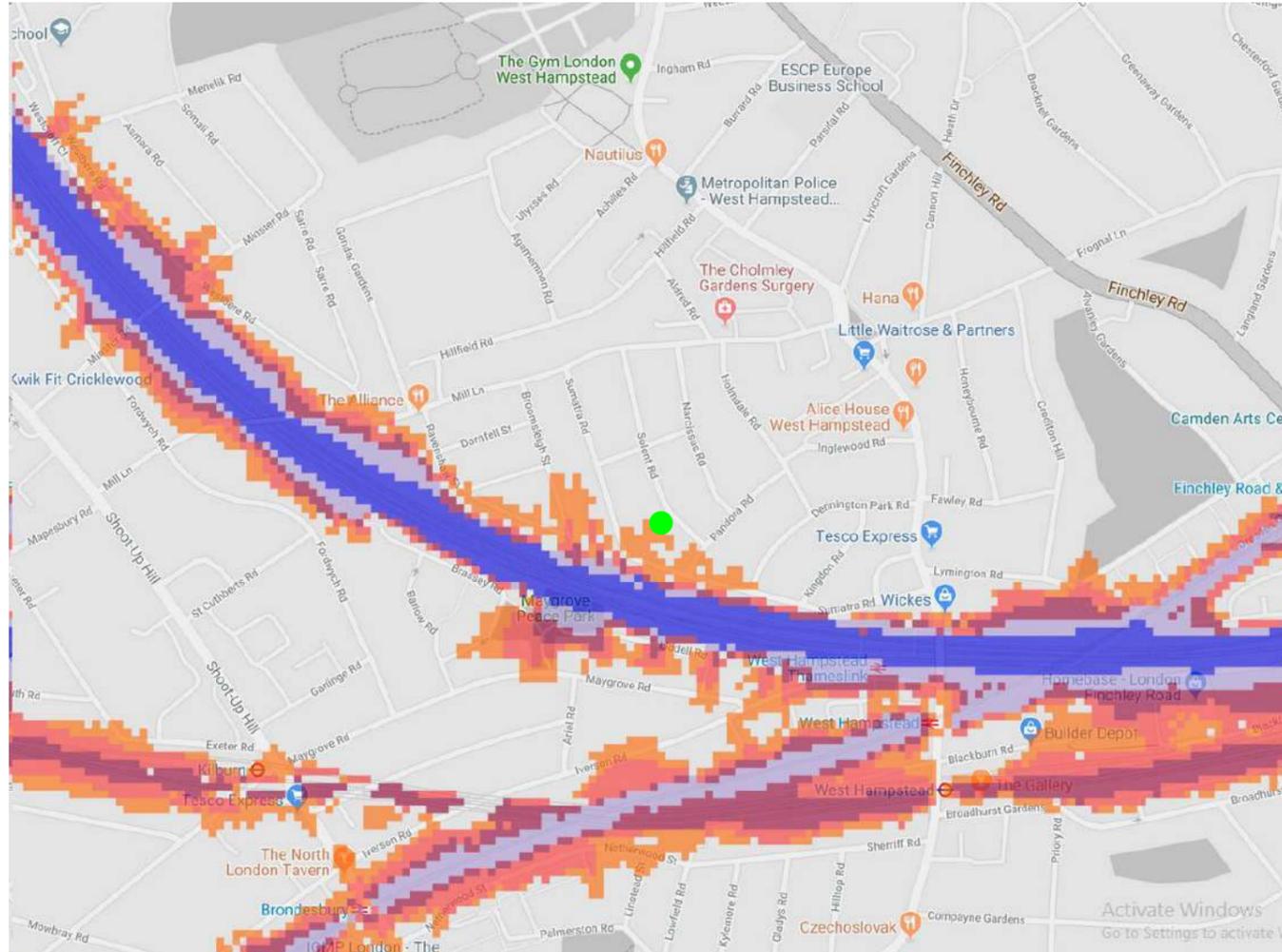


Fig 4: DEFRA noise map

Although the site does not fall into an area significantly affected by noise pollution, we will ensure that all new glazing will effectively manage acoustic levels.

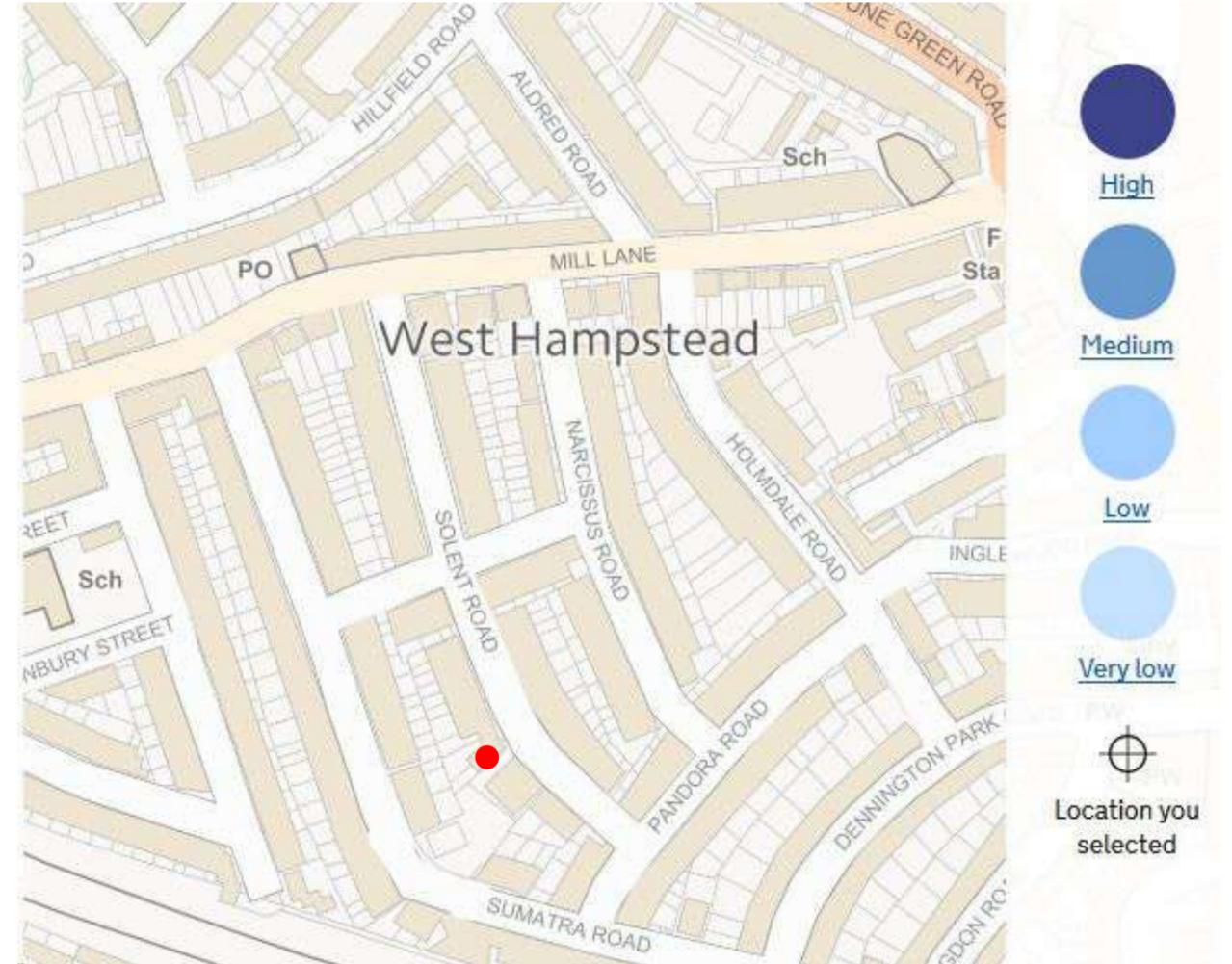


Fig 5: Flood risk assessment

The site is not located in a flood risk area and the runoff will not increase.

2.0 EXISTING BUILDING



Fig 6: Existing Front elevation



Fig 7: Existing rear elevation



Fig 8: medical centre and 21 Solent road



Fig 9: Existing rear elevation

The images on this page show the existing building in its current context. The Victorian terrace house is neighbored by the West Hampstead Medical Centre and 21 Solent Road. 19 Solent road is the end house of the terrace.

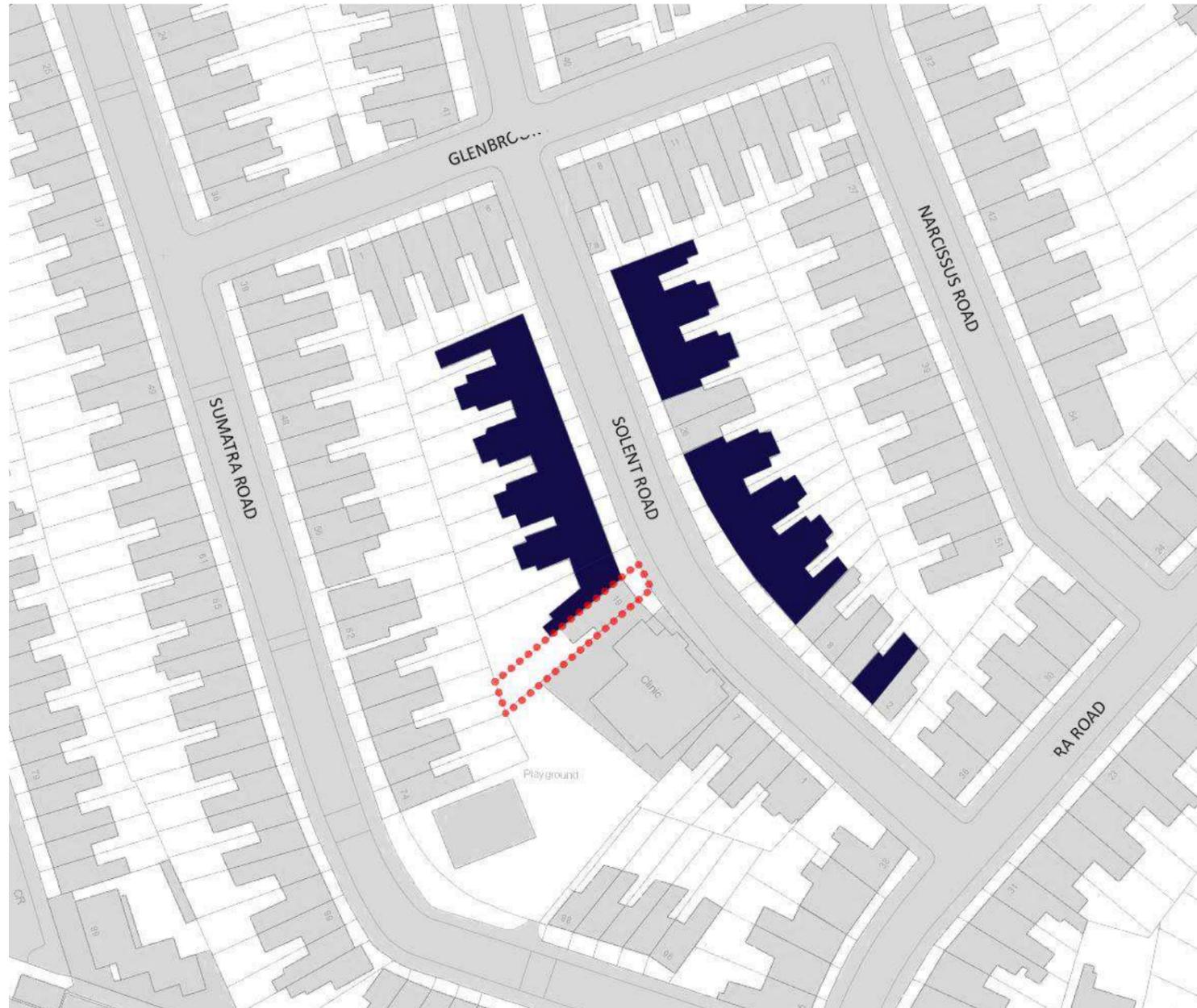


Fig 10: Roof light map

The plan above shows the location of 19 Solent, it also illustrates the number of houses which have been granted permission for a rear extension.

PROJECT: 19 Solent Road, NW6 1TP
LOCATION: West Hampstead, Camden, London
JOB REFERENCE: 1909
PAGE: 2.2 - Current context - Neighbouring extensions



PROJECT: 19 Solent Road, NW6 1TP
LOCATION: West Hampstead, Camden, London
JOB REFERENCE: 1909
PAGE: 2.3 - Precedence

BOWEN
ARCHITECTS
26 STORE STREET
LONDON WC1E 7BT
020 7625 5373 07831105360
projects@bowenarchitects.co.uk

3.0 PROPOSED

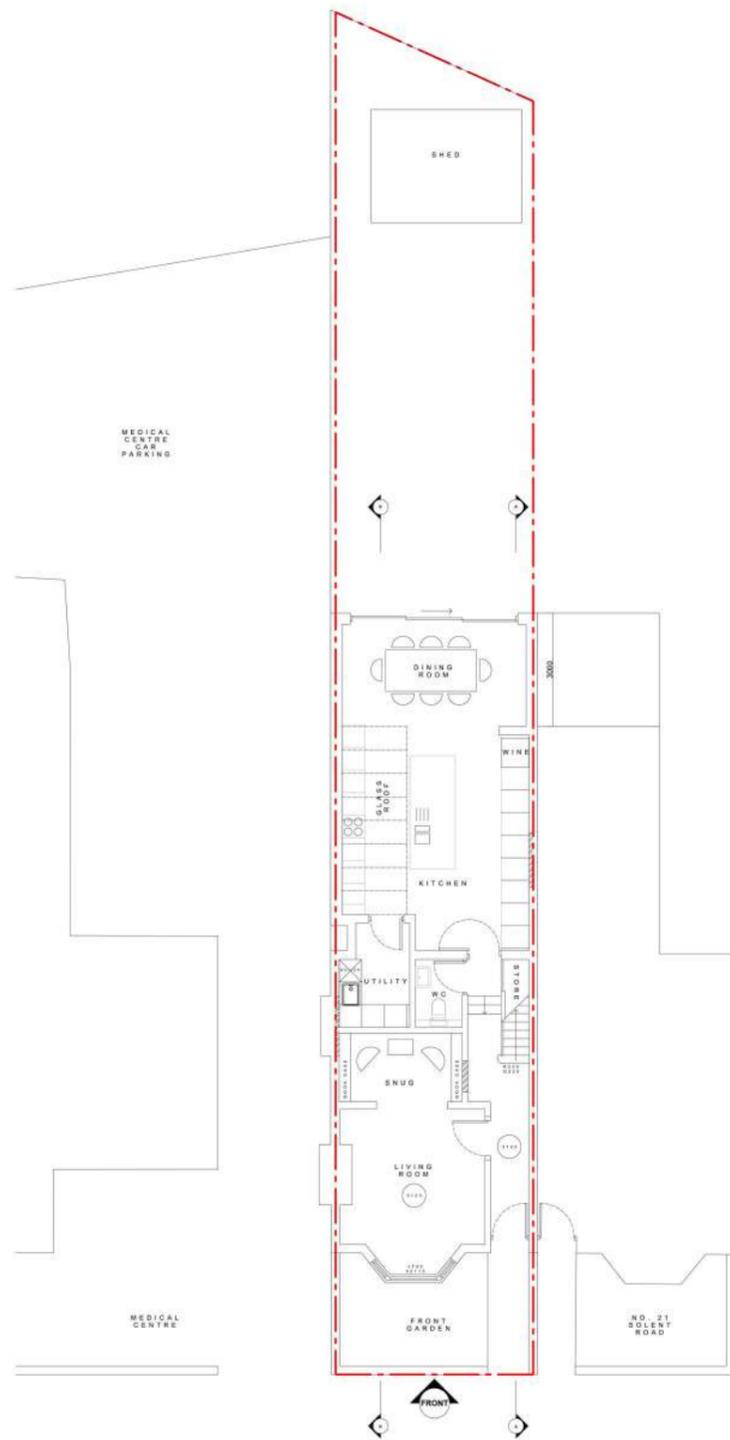


Fig 11: Proposed Ground floor plan

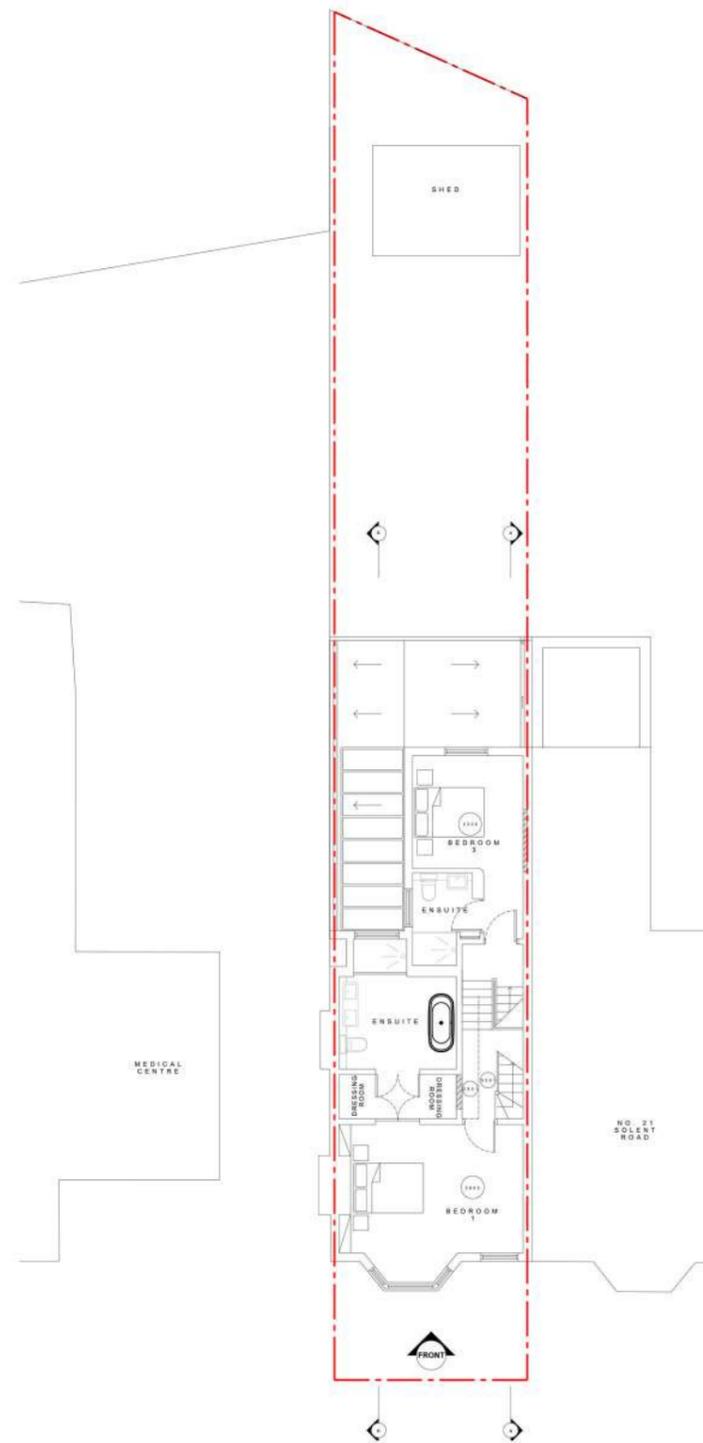


Fig 12: Proposed Ground floor plan

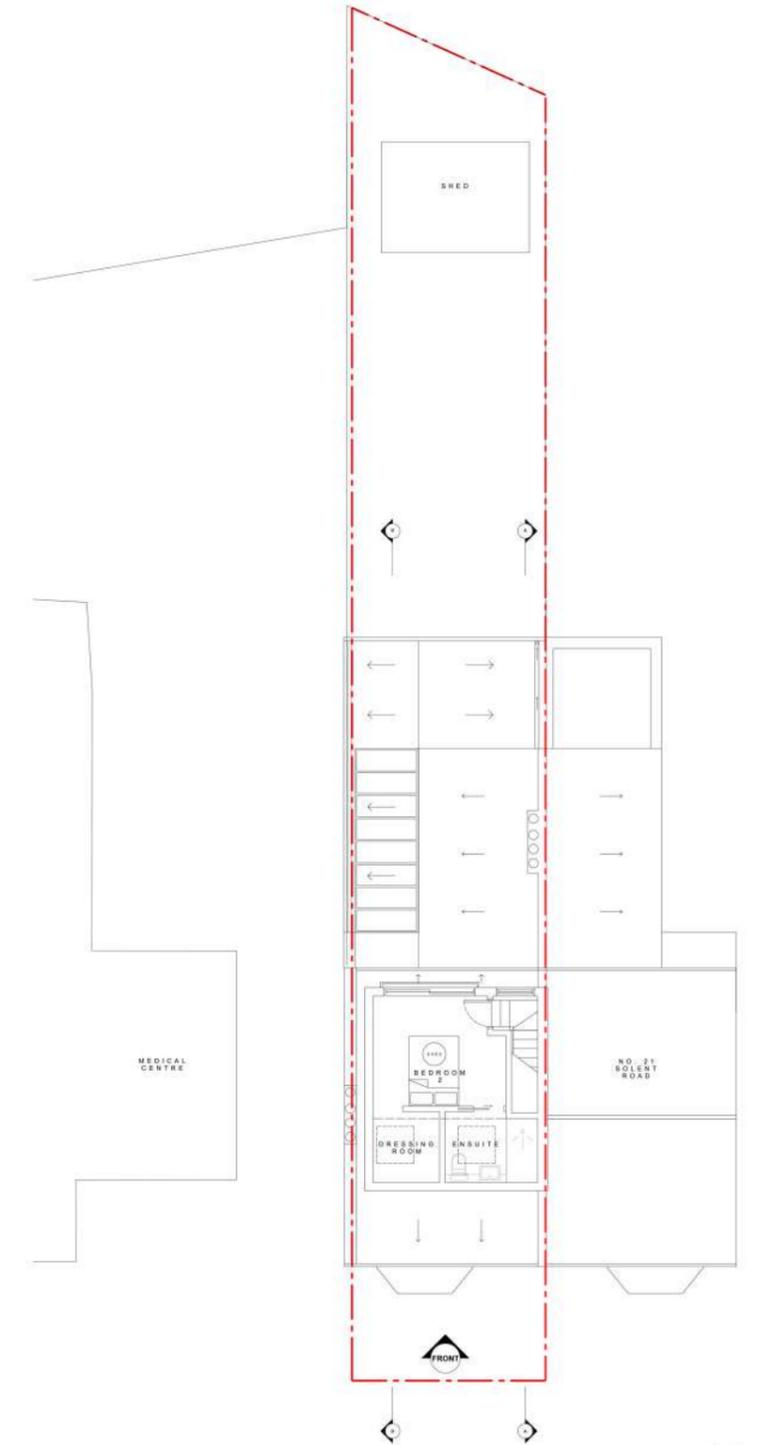


Fig 13: Proposed Ground floor plan

We propose to construct a 3m rear extension, along with internal rearrangement and alterations to the existing dormer. We are proposing to create a larger kitchen and dining area on the ground floor which better suits the needs of the owners. The rear extension has been designed sympathetically to minimise the impact on the neighbours of 19 Solent road.



Fig 14: Proposed front elevation



Fig 15: Proposed rear elevation



Fig 16: Proposed rear elevation

The proposed extension and external alterations to 19 Solent road, will provide a well designed and contemporary well needed kitchen / dining room at ground floor with general modernisation throughout. In order for the internal alterations to work successfully. The windows will be replaced with contemporary sash windows suitable to the area and all windows replaced with timber double glazed windows.