

Design and Access Statement – 8 Tasker Road Extension



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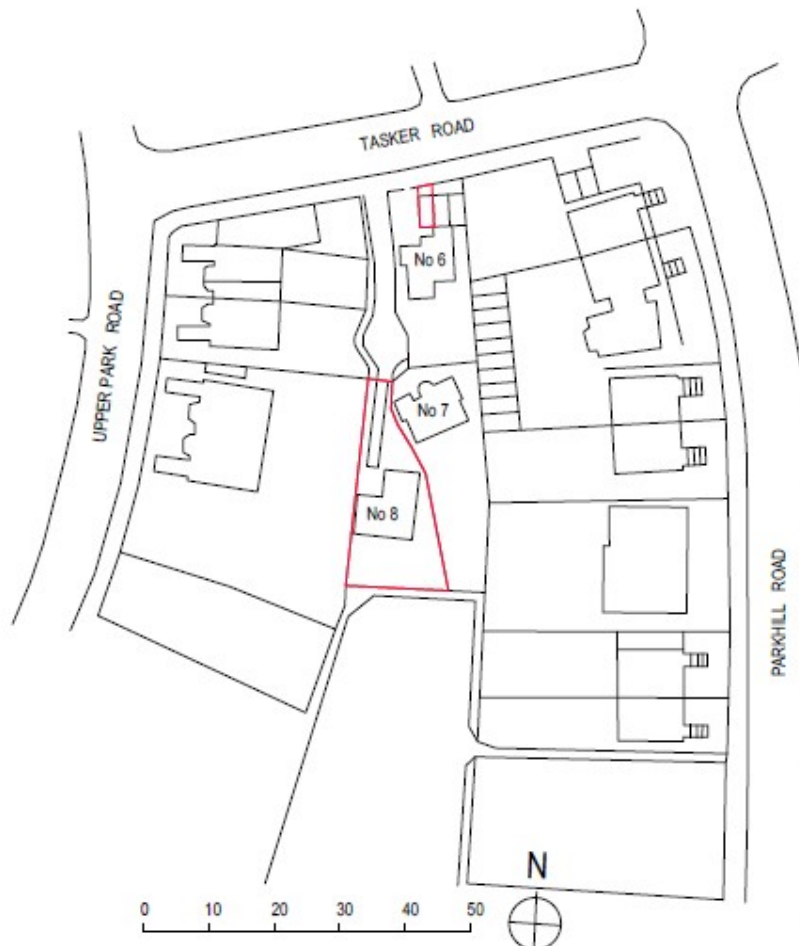
Site Context

No8 Tasker Road (Studio House) is situated at the end of a private driveway. The property is land locked by the gardens of properties along Upper Park Road and Parkhill Road. The house is not listed, but is situated within a conservation area. The site is bounded to the South by the Three Acres Community Play Project site.

The house is a 2 storey architect designed open plan design from the early 1950's originally conceived as an artist's studio. The house has only 1 conventional bedroom. The house is accessible off Tasker Road via a private driveway serving 3 properties No6, No7 and No8. Each of these properties have private parking garages facing Tasker Road.

Being relatively isolated, transport from the site is generally by car or on foot. There is public transport at Belsize Park underground station (10 minute walk) and Buses from either Haverstock Hill or Southampton Road (both 5 minutes walk).

Site Plan NTS



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Above:
Aerial Photograph
Showing No 8 and Garage at street

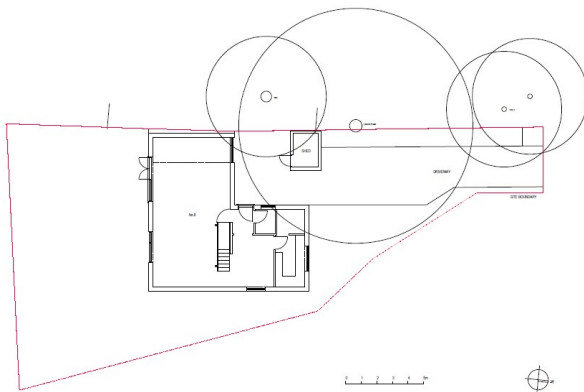
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Proposal

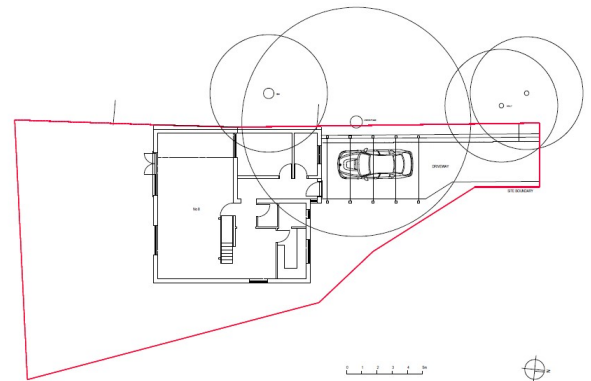
- To submit a planning application for an extension to the existing house.
- The house has an L shaped footprint and the proposed extension would infill this to form a square footprint.
- The extension will enable the house to be converted into a 3-bedroom property.
- To form a pergola over the existing front driveway to enable one family car to be parked and protected from falling branches of the adjacent overarching mature Plane tree (under TPO order).

Layout and Scale

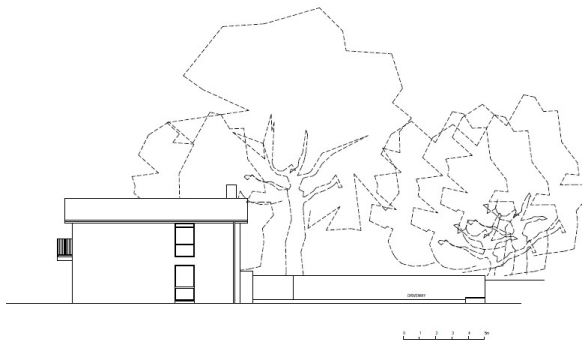
Plan as existing NTS



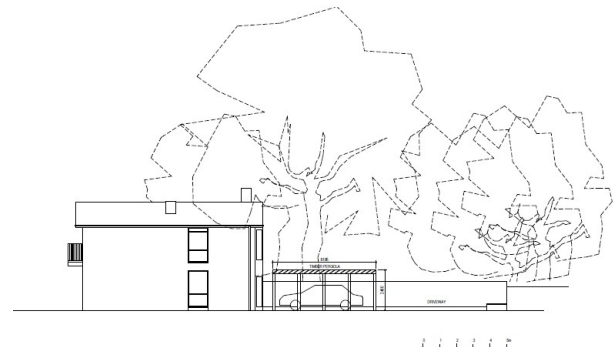
Site plan as existing



Site plan as proposed



East Elevation as existing



East Elevation as proposed

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Design and Amount

The existing house has unusual accommodation by today's standards comprising of one bedroom and bathroom, a small kitchen, closet and a large open plan multi use space.

The present owner wishes to improve the amenity making it better suited to family accommodation by adding an extension.

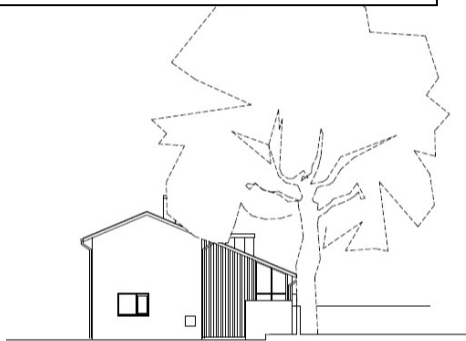
The existing building is functional in design and has brick walls with weatherboarding in some areas as a feature and has a low-pitched slate roof with generous overhangs.



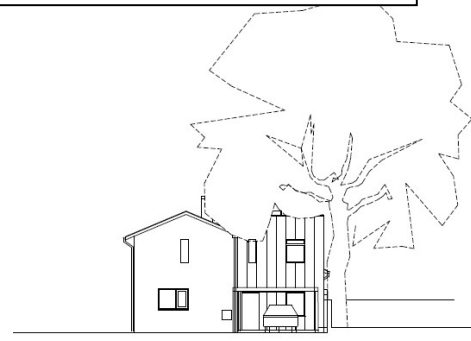
View of North Elevation and garden



View of entrance path/drive



North Elevation as existing



North Elevation as proposed

The proposed new accommodation will provide a much-needed additional bedroom and bathroom at first floor level with more ancillary space at ground floor for utility/office room and cloak room and new entrance. A third bedroom would be formed by reorganizing existing internal space at first floor level.

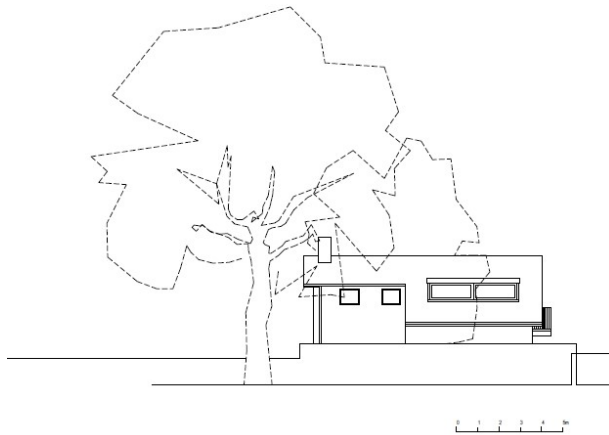
The extension (25m2 GEA) will infill the L shaped courtyard and will be 2 storeys high. The extension is proposed to be clad in a dark grey (Ral 7016) vertical metal sheet cladding, designed to require little maintenance as it is surrounded by vegetation.

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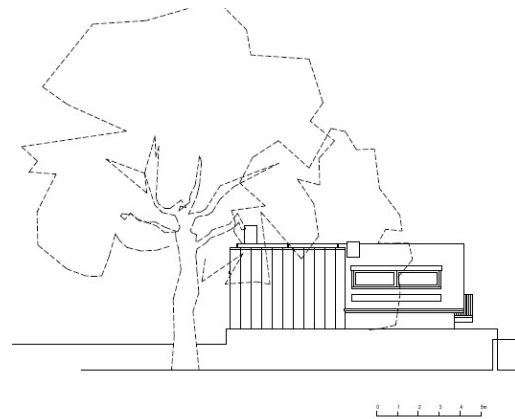
Windows will be timber/ aluminum (Ral 7016) requiring little maintenance but in harmony with the extension cladding. The extension will have a flat roof behind a raised parapet with service access to the roof for maintenance only.

The new extension will rise no higher than the height of the roof ridge. Additional flush roof lights (refer to roof plan) will improve light into the building and avoid the necessity to provide extra fenestration on external facades which might affect adjoining owners. It is proposed that the existing pitched roof will be refurbished and upgraded to new building regulation standards.

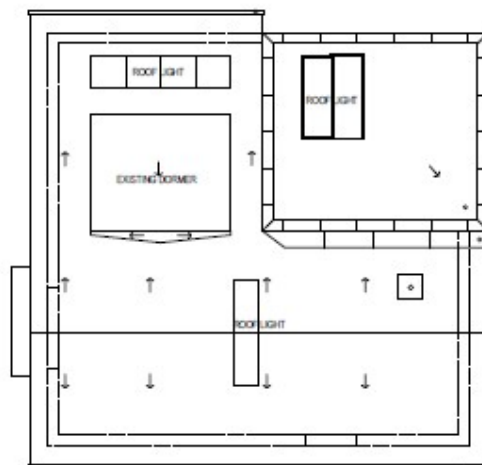
This proposal therefore seeks to provide a simple yet contemporary solution whilst still respecting the existing house layout and design. The amount is modest and will have little or no impact on the adjoining properties. High quality materials are proposed to ensure the buildings future longevity and service.



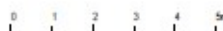
West Elevation view screened by trees from adjoining garden as existing



West Elevation view screened by trees from adjoining garden as proposed



Proposed Roof Plan



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Amount

- Existing building areas GEA:- Existing House 80m²
- Proposed additional area GEA:- Extension 25m²

Appearance and Materials

New windows will be double or triple glazed timber/aluminum in clear glass as stated above. Roof lights will be 'conservation' type double glazed set flush with the roof line. The car pergola will be constructed in Siberian Larch left natural to tone down to a silvery grey finish. Additional slot window in the North gable will be timber to match existing.



Mood pictures for roof lights cladding and windows.

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Landscaping

The house is surrounded by mature forest and evergreen trees on three sides; therefore, the new extension will be well screened and unlikely to be overlooked by neighbours in Upper Park Road or Parkhill Road. The established garden is somewhat overgrown in places at present which will need some modest pruning back to improve its amenity. Views from the street are fleeting as the property is set some 60meters back from the public highway.



View from end of driveway to No7 and No 8 beyond

- No trees will need to be removed to enable the extension to be built however some tree maintenance may be necessary around the building from time to time.
- New surface and foul water drainage will be routed to link in with existing pipe runs and services.
- Existing car parking in the drive will be retained.
- There will be no changes to existing refuse locations. Collection point is at the end of the drive.

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Access

The site is approached by a tarmac driveway and the house is situated on relatively flat ground enabling mobility access over the site. The new entrance door will be designed to enable mobility access with a flush threshold. There is sufficient space to park a vehicle and pass to access the front entrance.

Conclusion

The proposal does not compromise the quality of this attractive area; and would not cause harm to the existing environment or neighbors. In fact, we consider the opposite and that the proposal will further enhance it by enabling a family to live there in the future. We consider the proposals comply with all relevant local plan policies. Accordingly, we trust the council will determine that the application for planning permission can be approved.