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Existing Photo July 2019

21 College Lane, London NW5 1BJ

Design and Access Statement

Introduction

This Design and Access statement supports a Householder Application for 21 College Lane, London NW5 1BJ, seeking approval for the construction of a Single Storey Rear Extension. The client has appointed Frank-architecture Ltd as acting agent to prepared and submit the application and answer any follow up queries you may have beyond what information we been included within this application.

OS Map and Block Plan refer	AL 01
Existing Drawings refer	AL 10,
Proposed Drawings refer	AL 20,

Relevant Planning History

- Householder Application Ref 2015/4700/P - Erection of mansard roof extension REFUSED. - Householder Application Ref 2006/5447/P - Erection of mansard roof extension REFUSED.



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12.08.19

0, 11, 12, 13, 15, 16 + 17), 21, 25, 26 + 27

Design Statement

01 Context

No 21 College Lane is a two storey terraced property fronting onto College Lane, a public access route. The building is part of a row of early 19th Century painted brick cottages. The property lies within the Dartmouth Park Conservation Area but is not listed. The new infill will be at the rear of the property where there already exists several infill extension of various sizes and styles. Refer Google Map 3D view extract below, and site map locating view point ...

02 Use

The property is to remain a family home and the proposals are to accommodate the growing family needs by providing a larger brighter living, dining and kitchen area experience with the family bathroom relocated centrally on plan and closeer to the bedroom.

03 Layout

The proposal is a simple glazed single storey light weight strucuture to the rear elevation, a modern conservatory with direct access to the garden maintained. The glazed addition with some internal alterations creates an enlarged brightly lit formal dining area, living room and kitchen. Moving the family bathroom centrally will assist ease of use direct and not via the kitchen and also again allow more light to fall centrally living/kitchen/dining areas.

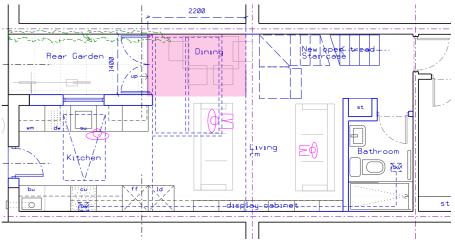
Refer Existing drawings AL 10, 11, 12, 13, 15, 16 + 17 Refer Proposed drawings AL 20, 21, 25, 26 + 27

extract Drawing AL 01 OS Map



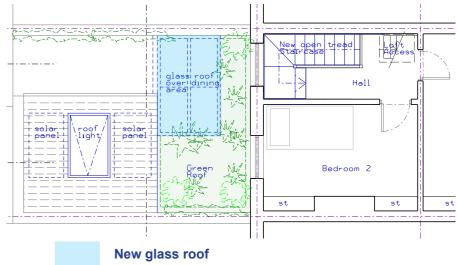


The glazed structure will extend 2.2m into the rear garden from the main house back wall, and take up the full 1.4m current width. This leaves 60% of the garden to remain outdoor space. The full width gazed doors enclosing the new enclosure when opened will allow the garden to extend into the dining area and vice versa.





The new flat glazed roof structure is to extend back in plan so to bring more natural light centrally into the living room. The new area of flat roof unglazed will be used as a green roof allowing wildplants to flourish on the south-westernly location. The green roof can be viewed from the current sheltered garden, glazed dining area and upper rooms windows.



The remaining existing mono pitched roof is to remain and a rooflight inserted centrally over the kitchen below. It is also proposed that the remaining space either side is to house solar panels so utilise free energy and reduce the carbon footprint of this home.



New infill section

extract Drawing AL 20 Proposed Ground Floor Plan

Green roof

extract Drawing AL 21 Proposed First Floor Plan

04 Scale [contd.]

The glazed structure flat roof section will rise to max 3m in height. Refer part section below from drawing AL 26. This allows the existing ceiling height and the new to marry.



extract Drawing AL 26 Proposed Section BB

The remaining section of the clay tiled monopitched roof north of the blue dotted line illustrated below in the existing photograph will remain at its current height



Existing Mono pitched roof

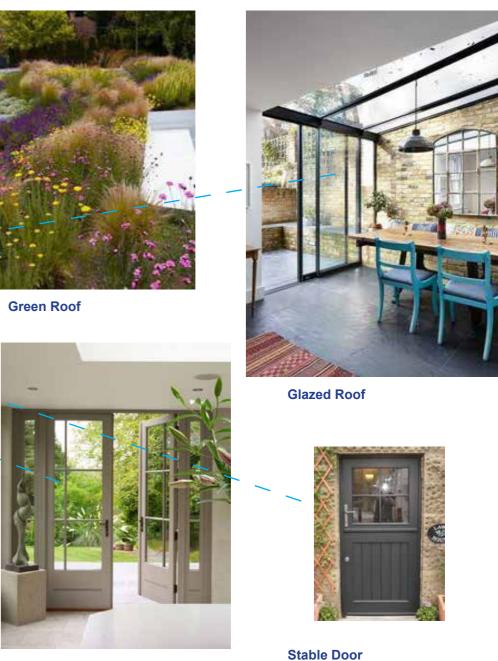
05 Appearance

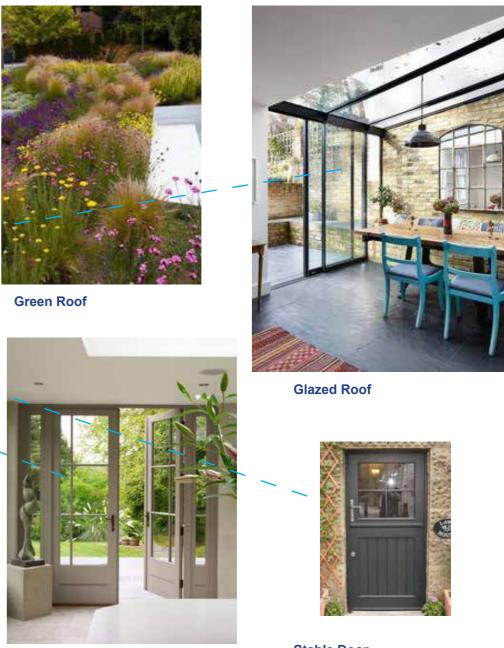
The new proposals would apprear modern in their own right but respect the original architecture and enhance rather than detract. Refer drawings AL 16+17 and AL 26+27 for before and after. Below are some images to assist illustrate the prooped appearance of the new single storey infill.





extract Drawing AL 26 Proposed Rear Elevation





French Doors

Access Statement

The entrance to No 20 College lane is directly off College lane with one step up on arrival through the front door. The ground floor is all on one level and the floor to the new addition to the rear will also be on this level. There will not be any changed or altered levels to the current main entrance sequence in any way.