

18.09.2019,

**37, Arkwright road
LONDON NW3 6BJ**

DESIGN AND ACCESS STATEMENT

(To be read in connection with architectural plans: nr.1 to nr.10)

SITUATION / CONTEXT:

Arkwright Road is set within the *Redington Froggnal* Conservation Area. No.37 is a 3 storey house converted into several flats and the application concerns the rear garden flat L, which has all living space on the ground floor and 2 bedrooms on the 1st floor. The front is a private parking area and the south facing rear garden is 20m long with mature trees towards the far end.



Aerial view



Street view

DESCRIPTION:

Most of the houses along Arkwright Road have had substantial single storey extensions set into into the rear gardens. No.37 rear ground floor extension is quite small compared to its close neighbours and has an asphalt flat roof with several skylights serving bathroom and kitchen.



PLANNING HISTORY:

16-01-2004: REF. 2003/2797/P at Flat L, 37 Arkwright road. Approval for a rear glazed extension.

13-06-2005 : REF 2005/1599/P at Flat M, 37-39 Arkwright Road. Approval for the erection of a single storey rear extension.

04-11-2008 : REF.2008/4289/P at 37, Arkwright road. Approval for the erection of a single storey extension to the ground floor flat at the rear of the block.

30-05-2000 : REF PWX0002096 at 41 Arkwright Road: Approval for erection of a single storey rear infill extension at ground level, enlargement of existing rear extension, the installation of a roof light to the rear roof slope and the creation of a new window opening at rear first floor level.

21-08-2003 : REF. PWX0302237 at 43 Arkwright Road planning permission granted for the erection of a single storey rear extension with lantern rooflight, and adjacent lean-to conservatory extension, for additional habitable room to the existing dwellinghouse.

PROJECT BRIEF:

The new owners want more living room spaces for entertaining guests and want to improve the natural light and protect the glazing from southern orientation.

PROPOSAL:

. The plan is to extend towards the rear and match the ground floor extensions that have been completed on either side of the property and to use an existing under-croft space as a Utility room on ground floor. Erect privacy fencing along rear patio, to ensure 1.8m views are obscured sideways.

Conservation Area and neighbouring impacts:

.By limiting the height of the extension to match the approved schemes on either side of the property, the impact will be minor on the neighbouring properties.

.We propose to match adjoining materials, ie. London stock bricks on the rear elevation. The flat roof will be rebuilt to comply with latest Building Regs and will be covered with a Green sedum treatment. As such, given that the proposed alteration is situated to the rear of the property, It will not be visible from the highway, thereby avoiding any impacts on the appearance of the building and street scene within the Conservation Area. Also, by using a clear contemporary vocabulary, it avoids the creation of a low quality architectural pastiche.

A small terrace is proposed to the rear and a brise-soleil above the new sliding doors.

Natural daylight issues:

.The proposal will not affect the adjoining properties since it is limited to a single storey extension with nominal integrated flat skylights. The proposed in-fill extension will align itself onto neighbouring properties and therefore with no shadowing impact. The skylights will maintain good level of natural throughout the ground floor living spaces.

Environmental concerns:

. The proposed frameless triple glazing to all skylights will be of high efficient argon-filled and low-E coated glazing achieving exceptional U value to minimize heat loss.

.Under-floor heating within insulated concrete screed with a modern condensing boiler will be installed; high-end closed-cell PIR roof insulation will bring this house to modern Building Regulations compliance (in fact exceeding part. L) to compensate the average thermal efficiency of the existing.

. The proposed green roof will increase roof insulation, enhance biodiversity, but will also offer a betterment of the 1st floor rooms views onto the outdoors.

The rear garden is retained at 15m depth which is generous considering the 2 bedroom flat size.

Residential amenity:

.There is no change of the residential use and this project is a proven enhancement of an existing dwelling.

.The overall character of the area, which consists predominantly of family dwellings, will be respected.

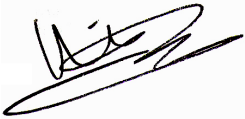
Access statement:

The pedestrian access from the main public road will not be changed in any way.

Conclusion:

- The proposed development is a simple but high quality modern extension building that would not have any detrimental impact on the amenity of neighbouring residential properties,
- Great care has been put in the detailed design to blend seamlessly in its context,
- The materials used are all Conservation friendly and fit in well with the existing surroundings,
- It would provide very little opportunity for overlooking or visual intrusion,
- The amenity garden spaces would not be reduced unreasonably which conforms to the Residential Design Standards SPD guidance.

Sincerely yours,



David Hingamp RIBA Dip. Arch. Hons., ARB registered



Ar'Chic - 14, Holly Grove, LONDON SE15 5DF www.archic.co.uk
M : 0771 753 8424 / Tel: 0207 277 0464 / e m a i l : h i n g a m p @ a r c h i c . c o . u k