



Trevor Brown Architect

Trevor Brown Architect Ltd
Suite 409, Ashley House, 235 - 239 High Road, London. N22 8HF

Design and Access Statement – 30 Achilles Road, NW6 1EA

17th March 2020

Revision: -

Proposed

This application is for a side infill extension and ground floor interior refurbishment.

Existing

The property is a Victorian terraced house built in the late 19th century. The existing house consist of two storeys and a loft conversion. All windows are single glazed with white timber frames. The exterior walls are constructed from yellow London Stock bricks with stucco mouldings around the front windows and the front door is painted purple. A dormer extension was previously added to the main roof. The existing roof is made of slate tiles.

The existing building is not listed and is not part of a conservation area.

Use

The proposal improves the existing habitable space and provides a safer and easier connection to the rear garden.

Design Process and Layout

The proposal follows advice set out in the Camden Planning Guidance (Altering and extending your home) from March 2019 document.

The design is defined by the following key criteria:

- .1 The height of the proposed extension is 2.5m tall along the boundary of the neighbours property.
- .2 The new roof is a flat roof and does not raise more than the existing volumes.
- .3 The proposed extension conforms to the height, scale and proportions of the existing additions in the immediate area.
- .4 The proposed extension is subordinate to the mass of the main building.
- .5 A block and facing brick insulated cavity construction is proposed for the external walls to achieve the required thermal performance.
- .6 Dark grey aluminium folding doors will give access to the garden from the extension.
- .7 One skylight in the rear of the extension is proposed to bring more daylight to the interior of the space.

Amount

The existing area of the curtilage not covered by building is 74 sqm on the rear garden and 11 sqm on the front garden.

The proposal covers 8.3 sqm of the existing curtilage.

As a result of the works, the total area of ground covered by building within the curtilage won't fall below 50% of the total area of the curtilage.

Appearance and Scale

The proposed side extension was conceived as a discrete volume located in the side return. A roof light will allow the light to penetrate deep into the building. The side infill has a flat roof with the lowest point at 2500mm from the neighbour's ground level. Wide sliding doors will open up the ground floor towards the garden.

The bricks used will be complementing the existing building and surrounding context. The side extension will step back from the rear of the main building.

Landscape

The proposal will be constructed on existing hard surfaces. No trees will be affected by the proposed development.

Access

The existing access into the property from the main street is unchanged.