

Design & Access Statement: 6 Cleve Road, NW6 3RR

12 May 2020



Existing 8 Cleve Road / 6 Cleve Road



CGI Proposed Front Elevation (see drawing 1909-CR-GE-01 for detail)

6 Cleve Road is a semi-detached dwelling, forming a mirrored pair with 8 Cleve Road.

The application is (i) to restore the condition of the front elevation of 6 Cleve Road with minor alterations and repair work, and (ii) to improve accessibility to the occupants with wheel chair / step free utility room entrance, the applicant being a registered disabled blue badge holder.

DESIGN

The front façade has been subject to previous periodic decoration and maintenance. However like the mirrored pair house at 8 Cleve Road the brickwork at the front bay at ground, first floor and gable has deteriorated significantly. Previous repairs over spalled red rubber soft brickwork have failed.

It is proposed to render and paint white the front bay masonry at ground and first floor level, which is characteristic of the houses at 1, 2, 3, 4 and 8 Cleve Road, and to mirror the rendered gable at 8 Cleve Road (see CGI on page 1). As detailed on the proposed elevation drawing 1909-CR-GE-01 the decorative white rendered bay cornice at ground and first floor level will be repaired and maintained (not shown in CGI).



1-3 Cleve Road



2-4 Cleve Road



3 Cleve Road



4 Cleve Road

Detailed photographs of the condition of the brickwork demonstrate where subsidence damage has dislocated several courses of bricks particularly around window frames, and previous repairs have deteriorated, requiring rendering as a suitable treatment to prevent further damage and to maintain a unified look with this section of the street.



The proposal includes the replacement of existing windows with new double glazed white painted timber sash windows to match the originals. The non-original fenestration at first floor balcony level will be replaced with new sash windows to match the remainder of the house. This will preserve and enhance the property and its setting in the conservation area and increase the thermal efficiency of the building contributing to sustainability.

ACCESS

The applicant is a registered disabled blue badge holder.

A previous application (2019/0830/P - Erection of replacement single storey rear extension, granted 06-03-2019), included alterations to the side utility room. This application seeks to correct an oversight in that application, which left non-original garage doors fronting a domestic room. A modest scale and subservient entrance door and timber sash window with brick surround matching the original house design, is proposed. The brick match sample (Forterra Atherstone – as also consented for the rebuilding of the front boundary wall) is attached separately.

The step free wheel chair access will be a discreet alteration to the utility entrance which is set back 16 metres from the street boundary of the house, and 9.6 metres from the front façade.

SUMMARY

This proposal is for the sensitive repair and upgrade of the existing, somewhat dilapidated, front facade at 6 Cleve Road. The proposal is respectful and in keeping with the prevailing character of the dwelling, its mirror pair next door, and the surrounding street scene.