



SQUARE FEET ARCHITECTS

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Design & Access Statement

Project - 7 Lower Merton Rise, London NW3 3RA

29th January 2021

Existing Site / Buildings



The site comprises a three-storey terraced single-family dwelling dating from the 1960s which form part of the Chalcot Estate, close to the corner of King Henry's Road.

The house in question forms part of a short terrace, being nos 5,7 and 9, but no.9 frontage sits forward of no.5 and 7 by approximately 2m.

No.s 5 and 7 share a forecourt, bounded by tall hedges. Noting ref 2008/4919/P planning permission granted on 10/12/2008 for the erection of a third storey flat roofed extension to each dwelling-house.

All the houses have porch extensions.

The terrace overall has a uniform appearance derived from the repetitive nature of its façade treatment (including windows and doors) and palette of materials, and is flat-roofed.

The site is not listed and lies outside a Conservation Area.

Proposals

The proposal is replace the rear ground floor glazing onto the enclose courtyard patio with aluminium bi-fold doors.

Also to replace the front ground floor window to the kitchen with a window to match the one above, providing an opening light, for better kitchen ventilation.

Also for a new slot window to the side of the front porch, providing better natural ventilation and daylight into the wc by the entrance. This would mirror and match the existing one in the adjacent house at no.5.

Pre-Consultation

The proposals have been discussed with the Chalcot Estate and have in principle been supported. See attached email in appendix dated 11.1.21.

Detailed Design

The materials and detailing, and alignment of windows and cladding, to match the existing, and conform with the Estate's design guidelines.

Amenity

Neighbour's amenity would not be affected by the proposals.

Access

Access to the entrance of the house would not be affected.

APPENDIX:

Begin forwarded message:

From: Benjamin Mire <bmire@trustplc.com>

Date: 11 January 2021 at 12:34:02 GMT

To: Stephen Bellau <sbellau@cubittgreystock.com>, Katherine Bellau <katherine.bellau@gmail.com>

Cc: Stephanie Duignan <sduignan@trustplc.com>

Subject: 7 Lower Merton Rise NW3 3RA - application for new fenestration

Dear Katherine and Stephen, I am pleased to confirm that the representative of the CAF has approved the proposals and I have approval from the sector Chairmen and representative of the CEL Board.

Please accept this as confirmation that you may proceed to undertake the works.

Please let us know when the works are completed so we can inspect the finished product

Kind regards

Ben

Benjamin Mire
Managing Director

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