

1 SARRE ROAD & 8 WESTBERE ROAD

DESIGN & ACCESS STATEMENT

1 Sarre Road, London NW2 3SN

8 Westbere Road, London, NW2 3SR

FLOWER MICHELIN

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INTRODUCTION

This document has been prepared to support the Planning Application submission for the proposed works at 1 Sarre Road and 8 Westbere Road. It seeks to outline the context and design intentions of the proposal.

The proposal is for the extension and refurbishment of the existing property and its reconfiguration to accommodate four self contained flats.

The Property

The property is located in the London Borough of Camden. It is not in a conservation area or listed.

The property is a detached two-storey building with a frontage along Sarre Road and a 2 storey outrigger to the rear that backs onto Westbere Road.

There are seven flats within the property, five of which are accessed from Sarre Road and two from Westbere Road.

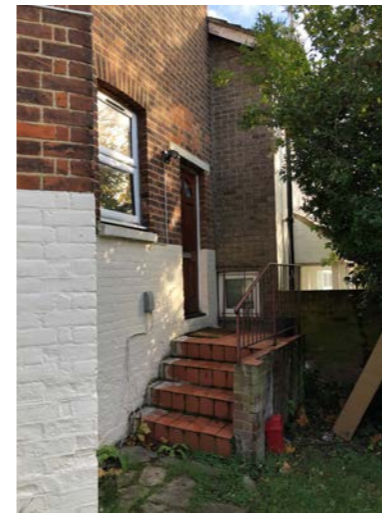
Context

The properties along Sarre Road and Westbere Road are predominantly red brick semi detached buildings similar to 1 Sarre Road.

There is some variation on Westbere Road where the properties either side of the site (No. 6 and No. 12 & 12A) were built more recently.



SITE PHOTOGRAPHS



DESIGN STATEMENT

Proposed Works

The proposed works are for the extension and refurbishment of the existing property to accommodate four self contained flats.

The proposed works include:

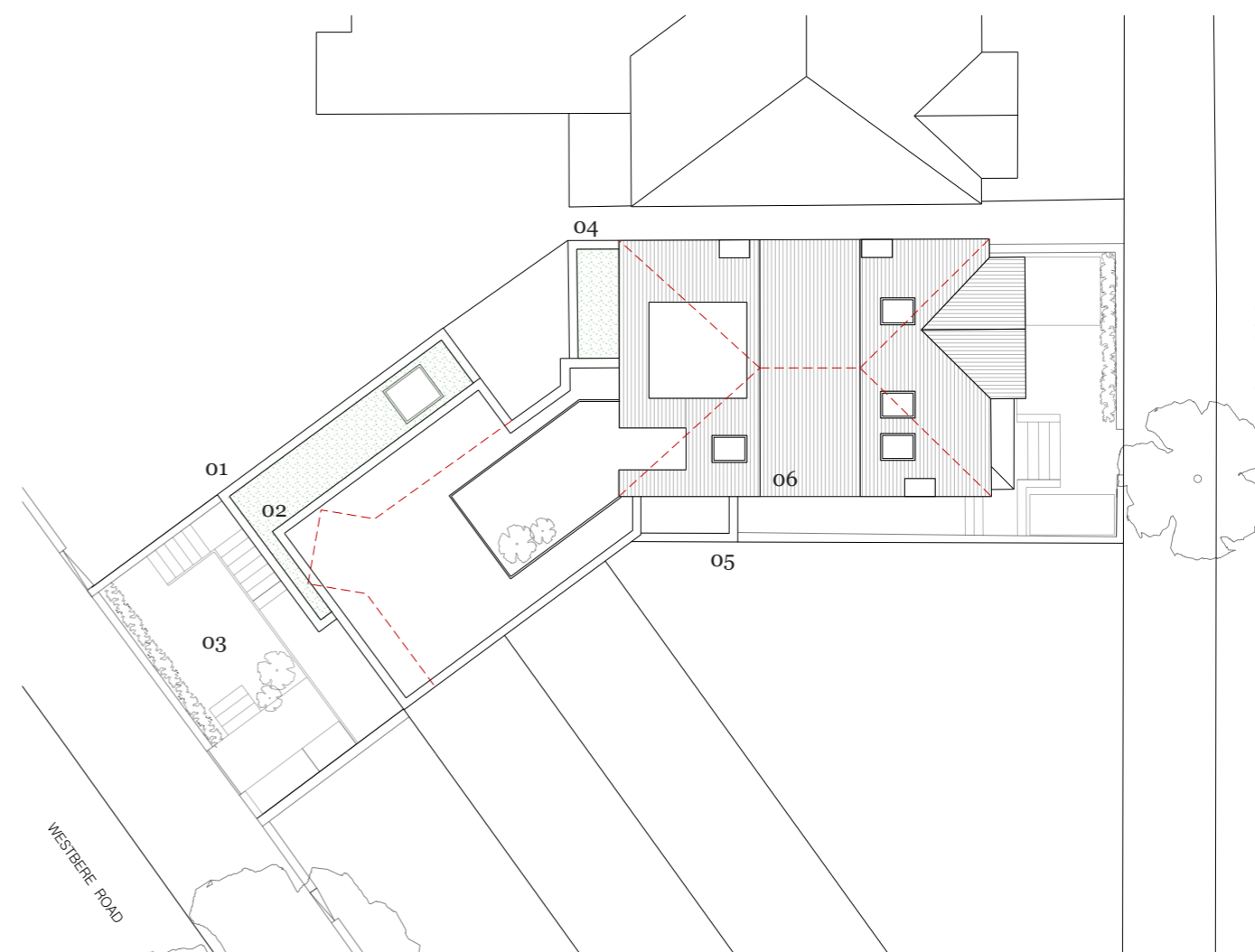
- 01 A ground floor front and side extension to the existing outrigger facing Westbere Road.
- 02 A first floor front and side extension to the existing outrigger facing Westbere Road, above the ground floor extension below.
- 03 Re landscaping to the garden to Westbere road to create amenity space and stepped access.
- 04 A single storey rear extension to replace the existing lean-to extension to the main house.
- 05 A single storey ground floor side infill extension to the side passage from Sarre Road
- 06 A loft conversion which includes a hip to gable roof extension, a new dormer window to the rear, and access to a terrace above the first floor outrigger.

Layout and Design

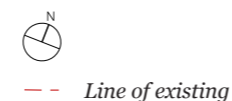
The proposed works are necessary to upgrade the existing property and create four new good sized, self contained flats.

Three of the four flats proposed (flat 1, 3 & 4) are accessed from Sarre Road. The fourth flat (Flat 2) is accessed via Westbere road.

There is a mix of two bed and one bed flats. They have been designed to meet the current spatial standards, as well as create successful light filled spaces with dual aspect where possible.



Proposed Site Plan
(Not to scale)



DESIGN STATEMENT

Form and Mass

The proposed works have been designed to respect the scale and massing of the original property and the surrounding context.

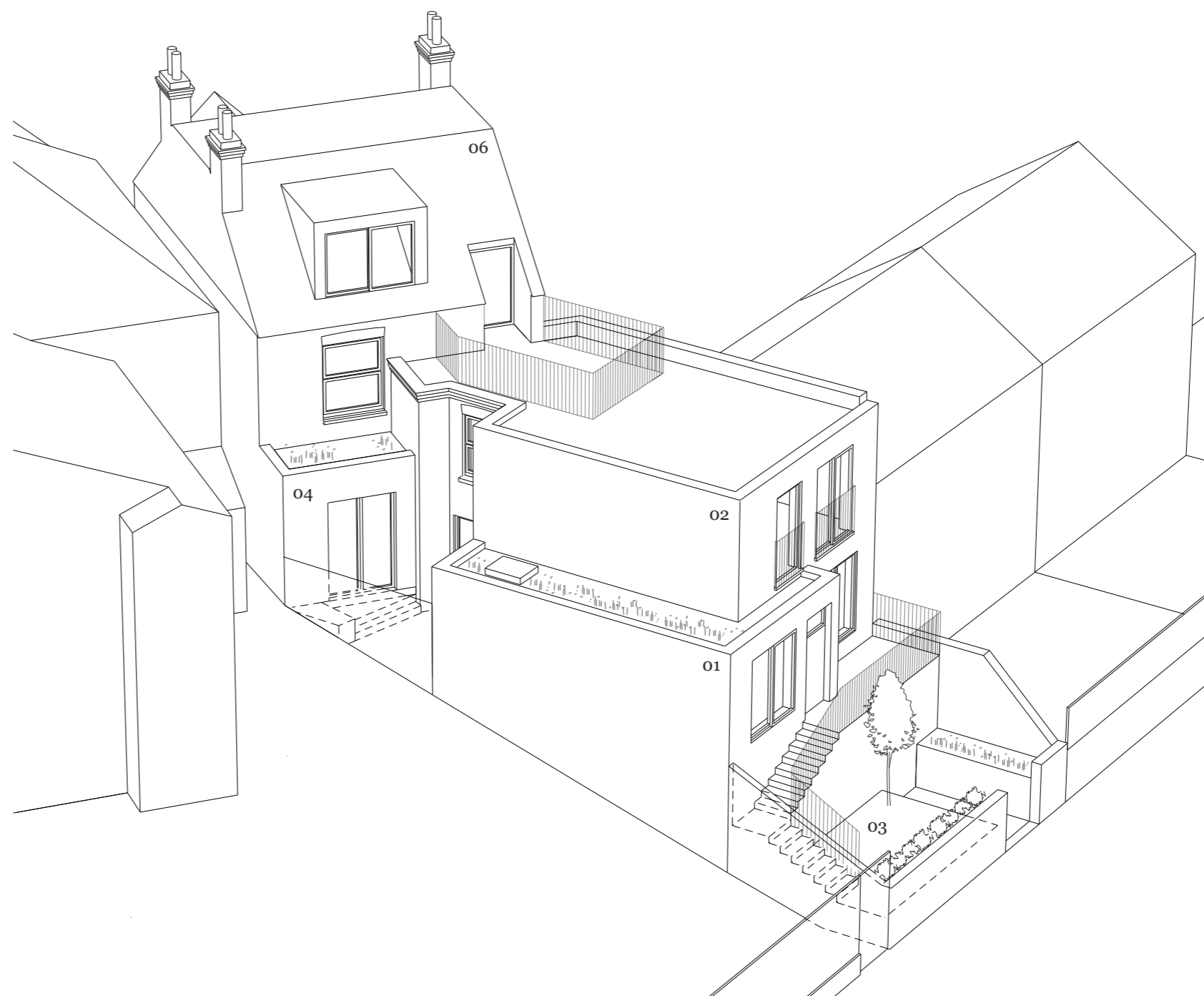
The outrigger has been extended at ground and first floor to create a new frontage to Westbere Road with a more defined entrance. It extends out in line with the adjacent property No.6 to sit comfortably within the street scene.

Works proposed to the garden to Westbere Road aim to improve the street scene. It will be re landscaped to create stepped access and usable amenity space within a sloping site.

Works to the main house include the single storey replacement extension which opens out onto a courtyard at the centre of the plan.

To the loft a hip to gable roof extension is proposed, this will be in keeping with the existing house. A dormer window is proposed to the rear and access out to a terrace above the outrigger is included.

Consideration has been given to the impact on the adjacent property in terms of daylight and privacy. The form and scale of the extensions to Westbere Road have been designed to reduce any impact to No. 6 Westbere Road or No. 3 Sarre Road.



Proposed 3D Visual

DESIGN STATEMENT

Materiality and Appearance

The appearance of the proposal aims to be sympathetic to the style and the character of the house.

The proposed works will be built in brick to be in keeping with the context.

Different brick bonds are proposed to the elevation facing Westbere Road to add interest and create a more contemporary appearance.

The extensions will have a flat roof with a parapet wall, finished in grp or single ply membrane and a green roof at first floor.

Use

No change of use is proposed. The seven existing flats will be converted to four new flats.

Access

Access from Sarre road will be retained as existing to 3 of the 4 flats. The fourth flat will be accessed from Westbere road. There is existing access from Westbere Road through the garden, as part of the works this will be re-landscaped to create a more usable stepped access.

Sustainability

Sustainability is integral to our office culture and design approach. Where possible we look to produce designs which are efficient in its use of local and renewable materials, in the energy required to build them, and the energy generated while in use.

The proposal will seek to create a more efficient building. Insulation to the new extensions and loft conversion will be specified to surpass building regulations and improve thermal efficiency.

Good sized windows, glazed doors and the use of skylights will limit the use of artificial lighting as well as increasing the user's well-being through visual apertures.

A green roof is proposed to the ground floor extensions and cycle and bin stores to enhance environmental credentials and biodiversity and provide better outlook for the residents. Refer to Green roof plan drawing 269_30_13.1 for more details.

The green roofs will also act as a sustainable drainage system (SuDs), it will mitigate the risk of flooding by reducing the amount of surface water runoff that enters the existing drainage infrastructure. Additionally planting is proposed in the front and rear gardens to reduce the amount of hard standing.

Energy efficient services, fixtures and fittings will be implemented throughout.

Recycled materials and sustainably sourced materials, with low embodied energy, will be used where possible. Non-toxic paints and natural materials with minimal finishing involved will be used where possible.

Summary

Care has been taken in responding to the pre-application advice and the current policy as well as analysing the original house and context to reach the submitted proposals.

The proposal for the extensions is considered to respond to the property with the appropriate scale and materials, and is a high quality design that contributes positively to the character of the property and surrounding area.

We look forward to receiving your comments, and please do contact us should you wish to discuss.