

DESIGN AND ACCESS STATEMENT

Site Address: **2 Shepherd's Road**
London NW3 5UE

Project: **Lower ground & 2nd floor**
extension/alteration
together with front facade
partial alteration

November 2021



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1.0 INTRODUCTION

This Design and Access Statement has been prepared by IMAGE Architecture limited and is submitted in support of a full planning application and application on behalf of the client.

The development proposals seek permission for rear lower ground floor glass box extension with patio doors, replacing the existing pitch roofs and dormer windows with flat roof to create a better and larger living space, front facade material alterations on 2 Shepherd's Walk which falls within the jurisdiction of the Camden Council.

The proposals will allow for better and more generous layout on the lower ground and second floor plan with better amount of lighting to these areas.



Aerial view-FRONT

1.0 INTRODUCTION

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Site Location



Aerial view-REAR

3.0 THE PROPOSED DEVELOPMENT

The owner wishes to extend the house and improve and enhance the character and appearance of the building externally.

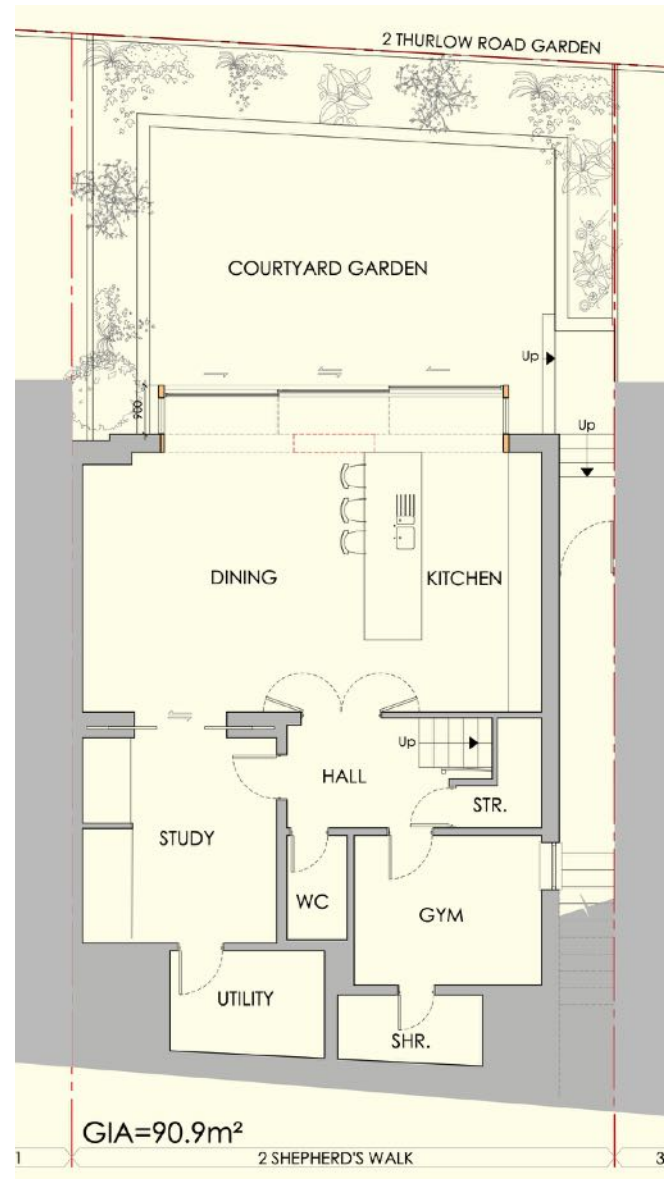
The proposed development will involve lower ground glass box extension and reconfiguration of 2nd floor both internally and externally to increase living space.

The function of the rooms in lower ground floor remains as existing configuration.

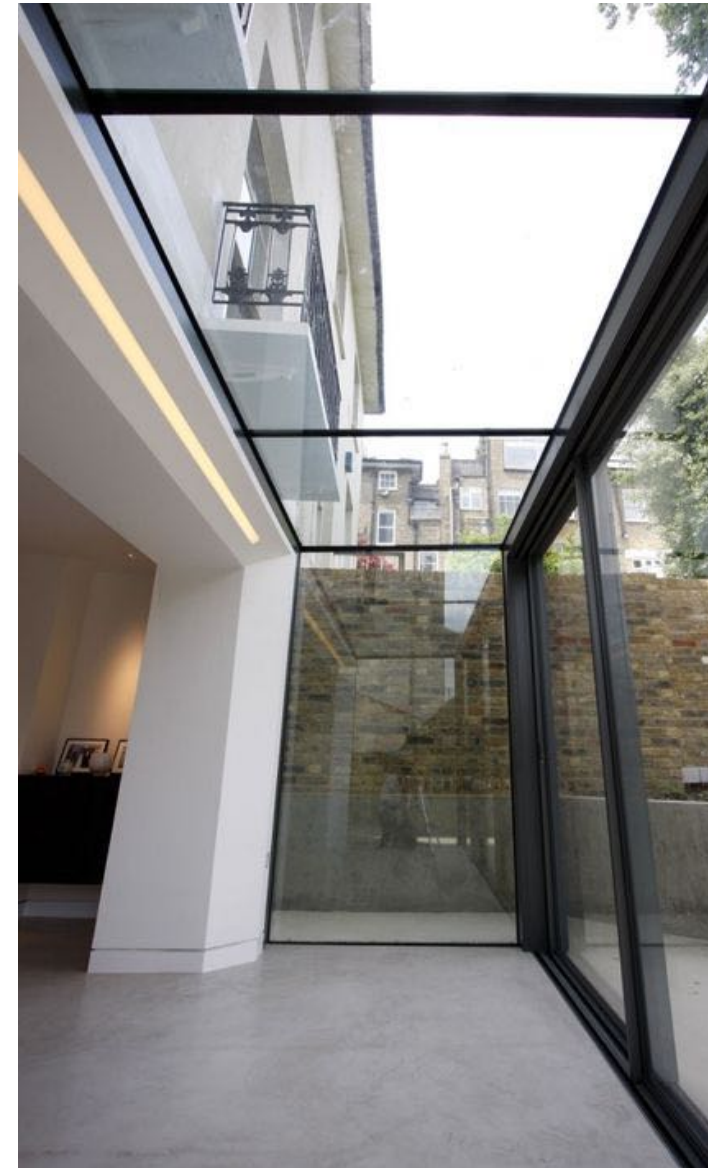
It is proposed to notched out and extend the rear to create a generous kitchen and dining area with carefully placed glazed voids to link the interior with elements of the garden. The extension has been expressed as a lightweight pavilion extruded out from the main house, extending into the garden as a canopy overhanging the patio. As you work your way through the house the view is opened up to the garden to the rear through large slimline sliding doors.

The proposed rear full height glass extension with glazed roof is also intended to maximise the amount of light entering the kitchen and dinning area currently lacking.

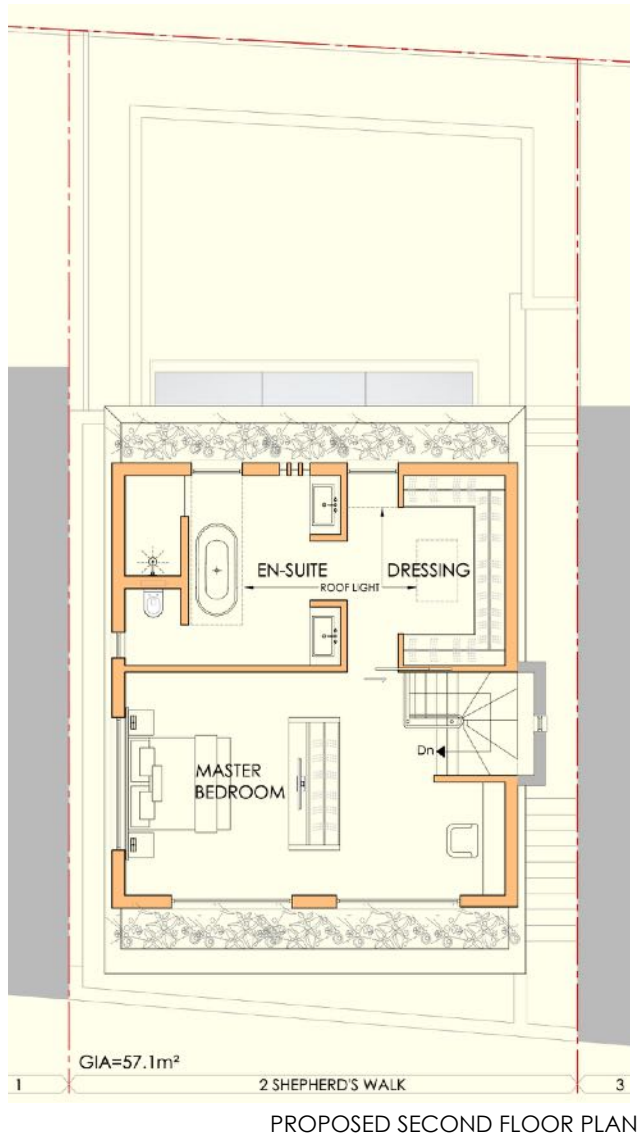
The new sliding doors will be in keeping with the existing rear appearance of the façade whilst creating a levelled access to garden making it more inviting and user friendly for the residents.



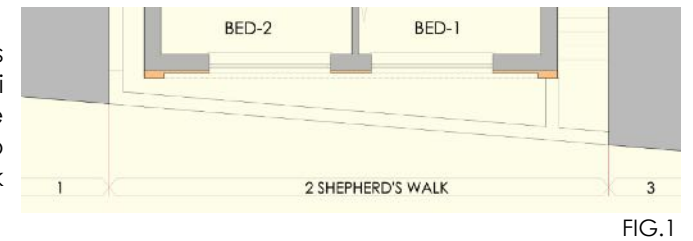
PROPOSED LOWER GROUND FLOOR PLAN



REFERENCE IMAGE



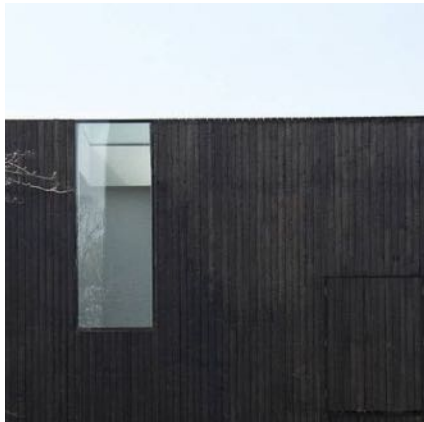
The first-floor street facade sides/top edges extended to create a recess clad in Shou Sugi Ban black charred vertical timber boards. The charred texture of the cladding is chosen to complement the traditional London Stock brick on the front facade (Fig.1)



The proposed cladding also improve and enhance the character of the building and integrate comfortably with the proposed new second-floor design style.

With the new contemporary second floor design, the internal configuration remains almost the same but creates more living and comfortable space. The new roof design is set back from the rear and front facade of the main building to maintain a subsidiary appearance.

The alterations to the second-floor roof do not seek to affect any neighbouring building and appear in keeping with the varied roof scape seen in the area. The design also improves the external appearance and will have a negligible effect on the street elevation, which is only partly appreciable in views from the public realm.



REFERENCE IMAGES



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION (VIEW FROM NO.3)

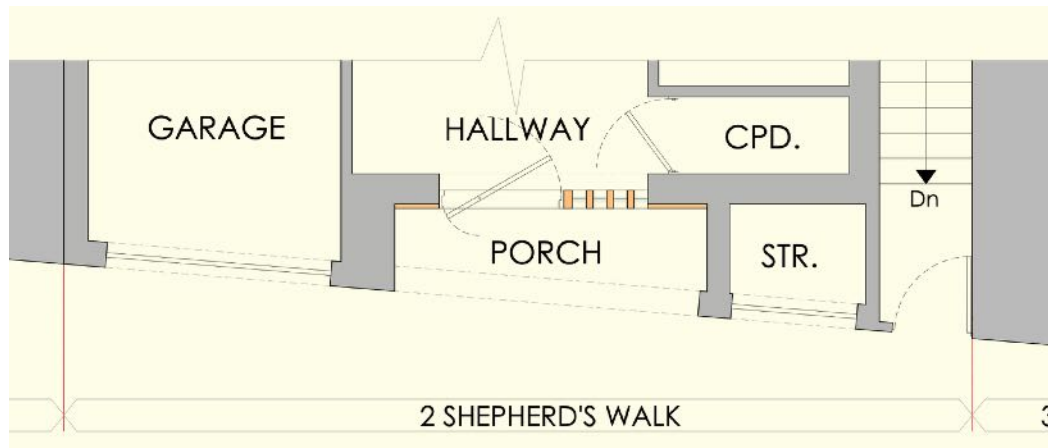


PROPOSED SIDE ELEVATION (VIEW FROM NO.1)

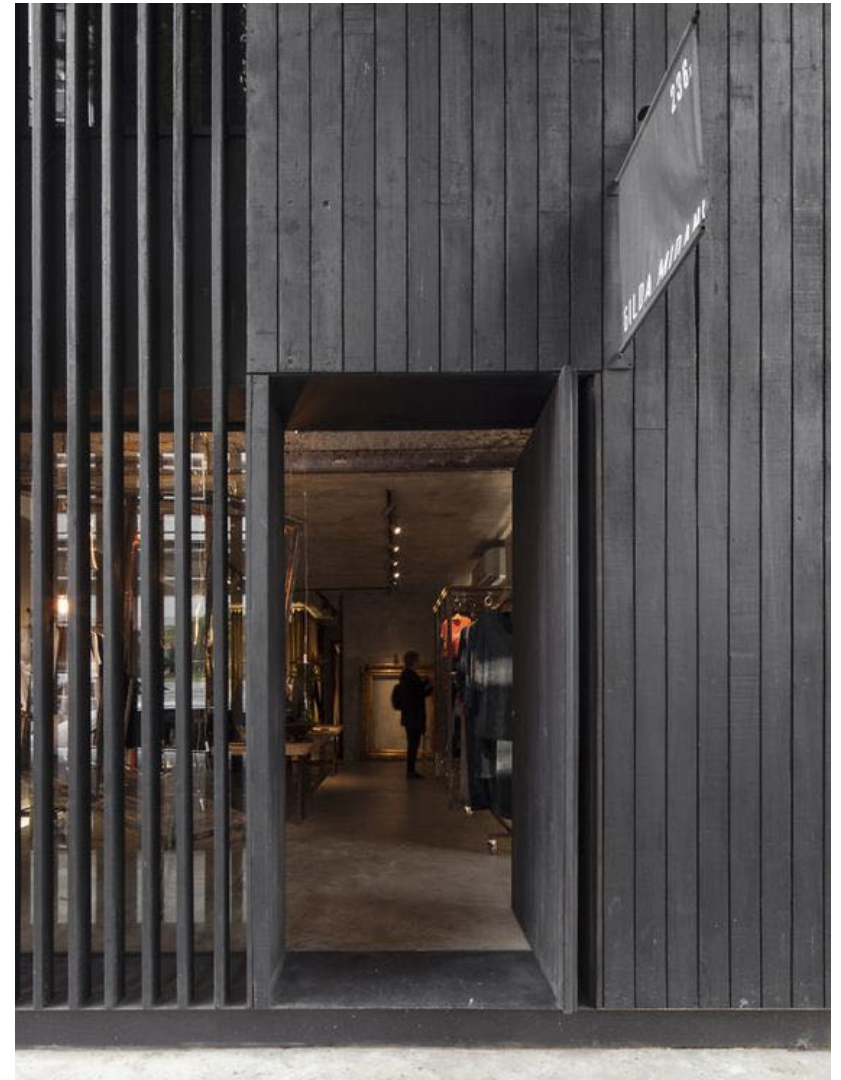
A number of slot windows were proposed to the main entrance wall to maximise the amount of daylight to the spacious hallway currently lacking.

The wall clad in Shou Sugi Ban black charred vertical timber boards to match the proposed first and second-floor timber finishes.

The garage/storage and side gate is proposed to be painted in black to match colour of the new proposed finishes.



PROPOSED HALLWAY SLOT WINDOWS



REFERENCE IMAGES

4.0 SCALE

The width of the proposed roof extension follows the width of the existing building, and the height is kept at slightly lower than the existing mansard flat roof.

The proposed new flat roof is set back from the front & rear facades of the main building decreasing prominence. It is considered that its impact on the amenities of the occupiers of the neighbouring properties would be acceptable.

The proposed second floor is designed to respect its setting and appear in keeping with the scale of the neighbouring properties.

The construction would be in treated timber cladding stained in charcoal colour and contain flat roof light and windows in a similar style to existing colour in black. The proposal would not appear out of place, and would not cause any detriment to the amenity of the neighbouring residents.



STREET FACADE

5.0 LANDSCAPING

The works on the subject of this application have no implications for the trees on the site. The proposed works will have no impact on the impermeable areas of the site, which will remain entirely as existing. No additional landscaping is planned.

6.0 CONCLUSION

The proposed extended second floor extension would not harm the character or appearance of the building or the wider street scene.

The additional external alteration and proposed internal reconfiguration will help to benefit the quality associated with the surrounding Conservation Area. This submission has demonstrated that the proposed designs are sympathetic to the existing context and form compliance to the Development Plan, whilst also posing no impact on the amenity of adjacent occupiers due to its subservient scale and positioning.

The proposed second floor alteration does not visually dominate the existing building, is in scale with the existing building, the design reflects the style and details of the existing building and the use of materials is consistent with the style of the existing building.

In terms of the external alterations proposed, these have been found to cause no harm to the Site's significance. The proposals would have a neutral impact on the surrounding Hampstead Conservation Area.

IMAGE Architecture Limited would appreciate continued consultation by the appointed officer during the processing of this application to resolve any issues that may arise.