

# Design & Access Statement 11 LAURIER ROAD WOOD ROAD, LONDON NW5 1SD

March 2022

## 1.0 INTRODUCTION

### 1.1 Existing Arrangement

11 Laurier Road is currently arranged over four levels. Two bedrooms (one ensuite bathroom) on the second floor, a bedroom and living room at first floor, the kitchen and dining areas at ground floor, and disconnected home-office spaces at the lower ground floor.

### 1.2 Planning Objective

- To reinstate the connection between the lower ground, and ground floor levels.
- Create at ground floor level the primary living space, encompassing the lounge area, kitchen and dining areas that lead directly on to and access the rear garden.
- Internal plan rearrangements to provide a generous master suite and a practical utility area at first floor level.

## 2.0 PROPOSAL

### 2.1 Lower Ground Floor Level

Reintroducing an internal stair between the lower, and ground floor levels, will allow an open-plan lower ground floor living, kitchen and dining area as the primary family living space – naturally connected via the new stair to the rest of the house above.

Two new windows are proposed, one local to the rear dining area on the side elevation, and a second window also on the side elevation local to the new stair to bring natural light and ventilation into the central part of the lower ground floor primary living space.

*It is noted that there is no change of designated use or title to do with the reconnection between these floors. This house has been and still remains a single residential dwelling.*

Further to allowing this lower ground floor primary living space, it is proposed to better connect to the rear garden by forming a single, but relatively modest opening in the rear facade onto the existing terraced external area – this would consolidate the existing door and window openings. This rear facade at lower ground floor level is the full width of the house, as there is an existing infill of the space created by the original closet wing.

Further internal adjustments are proposed by forming a practical family entrance, boot and plant areas, that fall in-line with the original and existing partitions. Also by relocating the lower ground floor WC, and allowing natural ventilation to this room via a small window to the side elevation.

## 2.2 Ground Floor Entrance Level

Moving the kitchen and dining areas from the ground floor to the lower ground floor level, allows for the more traditional arrangement of a formal reception room that flows through a library area towards the existing, later addition of a glazed roof conservatory, which infills next to the existing closet wing.

It is proposed to remove the existing external balcony and circular stair accessed from the conservatory. The external access door onto the balcony is to be replaced by a double-hung sash window, matching the existing-adjacent window pair, along with infill brick below.

The amenity of an entry-level guest WC, with a small side facing window for natural ventilation, is proposed towards the rear. These adjustments, along with the stair down to the lower ground floor, although updated to meet modern amenity standards for a house of this size, are more in keeping with the original layout arrangements.

## 2.3 First Floor Closet Wing Level

The existing bathroom at first floor closet wing level, is proposed to be remodelled to create a generous utility area, with better proximity to the bedrooms.

## 2.4 First Floor Level

The first floor rearrangements are proposed to consolidate the existing first floor living area and smaller bedroom, to create a master bedroom suite, with a generous wardrobe and ensuite bathroom.

## 2.5 General

There are no proposals to alter the second floor, loft space, or roof.

There are no proposals to alter the original external aesthetics of the house.

The primary street-facing elevation is in good condition and is to be retained as such.

Proposed changes to the side elevation allow for the introduction of traditional brick openings and timber-framed windows, that provide natural amenity to the proposed internal arrangements. These changes are aligned with alterations to similar side elevations along Laurier Road.

The proposed alterations to the rear facade would be in keeping with the conservative style of the timber windows of the existing conservatory, which would influence the design of proposed bi-folding doors accessing the rear terrace and garden area.

The proposed removal of the existing balcony and circular stair that currently connect the ground floor to the rear garden is expected to be non-contentious.

Other than internal cosmetic updates, it is proposed to allow for slimline double glazed units to be retrofitted within the existing timber sashes where single glazing still remains. The subsequent increased thermal performance would enhance the comfort and health levels of the occupants, and reduce CO2 emissions from this property.