

PLANNING STATEMENT

for

SMALL SHOWER ROOM ADDITION AT 41 LOWFIELD ROAD

1 BACKGROUND AND CONTEXT

Lowfield Road is located in a triangle of residential streets between West End Lane and Kilburn High Road which sits just south of the main railway line. The street consists mainly of 4-storey terraced houses - some with gable fronts - with a mid-level ground floor and a semi-basement or lower ground floor; many of the houses have been subdivided into flats.

Number 41 is a 3-story maisonette accessed directly from Lowfield Road and comprising the ground, first and second floor of the house, over a lower ground floor flat (41A) accessed from the sunken 'area' at the front. The garden at the rear of the property is divided between the two properties, with the access from number 41 being via a flight of stairs down from a roof terrace on top of the rear wing of 41A.

2 THE PROPOSAL

2.1 Summary

The proposal is for a small shower room and WC built on top of the existing ground floor utility room at the back of 41 Lowfield Road which will be accessed from the half-landing on the stairs up to the first floor.

2.2 Description

The proposed new shower room is a simple vertical extension built on top of the existing utility room, which also provides access onto the roof terrace at the back of the house. The shower room has the same external footprint as the utility room (approx. 2.6x1.3m) and increases the external height by approx. 2m when measured from the top of the existing parapet to the top of the new parapet. Adequate room height in the shower room is achieved by lowering the level of the existing utility room roof structure.

In terms of materials, the intention is that the addition will be as unobtrusive as possible. The external walls are raised in reclaimed London stock brick laid in a Flemish bond matching, and coursed in with, the existing brickwork. The window is a simple painted timber framed casement window aligned with the side window of the utility room below, and using matching detailing. The flat roof will be finished in a proprietary bituminous felt or EPDM flat roofing material and will have a traditional brick parapet with brick-on-edge coping (rather than a modern concrete coping) and an external rainwater hopper and downpipe.

2.3 Justification

At present the maisonette is poorly served by a single bathroom and WC on the second floor. This is both impractical because it is up two full flights of stairs from the ground floor, and insufficient for a property with 3 bedrooms. It also means that bedrooms on the first floor of the maisonette (the primary sleeping accommodation) are not served by a WC on the same floor.

The proposed new shower room will provide additional sanitary accommodation for the property in location which is convenient to use from both the ground and the first floors of the property, without compromising the existing living accommodation.

2.4 Impact and Mitigation

Although the new shower room will add massing to the rear elevation of the building, as noted in section 2.2 above, the visual impact is mitigated by employing materials and detailing which match the existing and by keeping the size of the addition to a minimum.

In considering the impact of the addition it should also be noted that the rear part of the building is intended to be utilitarian and provides the essential servicing to the properties - including bathrooms, kitchens etc. – in stark comparison to the formal (and finely detailed) street façade. Over the years various alterations have been made to the windows and roofs on the rear elevation, and extensions of differing sizes built. Consequently, there is no consistency or regularity in the form of the rear of the building as it is, so the addition of the shower room will not have any appreciable negative impact.

In terms of amenity, because of the small scale of the shower room any impact on the neighbouring properties will be minimal. The addition will also have no impact on sunlight to and views out from any living or habitable rooms, the immediately adjacent window at number 39 being to the staircase.

End.