

01.06.2022

REV.00

Design and Access Statement

12 Arkwright Road, London NW3 6BG

ERECTION OF SINGLE STOREY REAR EXTENSION AND ENLARGEMENT OF REAR GARDEN PATIO;
INSTALLATION OF DORMER WINDOWS ON FRONT, SIDES AND REAR ELEVATIONS; INSTALLATION
OF ROOFLIGHTS ON EXISTING ROOF; REPLACEMENT OF ALL EXISTING WINDOWS AND ROOF
TILES TO MATCH EXISTING; REPLACE PAVING TO FRONT DRIVEWAY AND SIDE PATHWAY; MINOR
ALTERATIONS TO FRONT CANOPY AND BALUSTRADE.

INTRODUCTION

This statement has been prepared in support of a planning application for the property at no.12 Arkwright Road located in the Redington and Frognal Conservation Area in the London Borough of Camden. Planning permission is sought for various alterations to the property including a single storey ground floor rear extension, a loft conversion including the construction of new dormer windows, the conversion of the lower ground floor garage into habitable space including changes to the fenestration as well as other minor external alterations.

The proposal has been designed to remain in keeping with the architectural style of the existing building. The proposed alterations integrate well within the context of the existing building with regards to scale, layout and materials, thus greatly enhancing its use and appearance.

The proposed alterations have been noted in this document and are shown on the submitted application drawings. The proposed alterations to the house will make a positive contribution to the use of the house by the new owner-occupiers of the building and to surrounding area.

THE DESIGN COMPONENT

Use

The property is a residential detached single family house and will continue being used as a single family dwelling house. This is in line with other properties in the street and no change of use is proposed.

Amount

The main component of the proposed development is the single storey ground floor rear extension, which will provide the owners with additional living spaces and functions.

The proposed extension is 3m for the majority of the width of the rear extending the kitchen space of the house. The north-west end of the extension is proposed to be extended by c. 4m resulting in a 500mm set-back rear elevation. The current existing step within the rear elevation will thereby replicated as part of the proposed ground floor extension.

At second floor, the loft conversion will allow for an additional two bedrooms and shower room with new dormer windows added into the existing roof shape. It is noted that dormer windows are present at the neighbouring building no. 14 which is of very similar appearance as well as on other buildings in the immediate vicinity. A rooflight is proposed to the north-east pitch of the roof for additional natural lighting to the staircase. It is noted that rooflights are present on neighbouring buildings including the immediate neighbour 34 Ellerdale Road.

The existing lower ground floor garage is proposed to be converted into habitable space. The existing garage gate is proposed to be replaced with traditional timber sash windows matching the design and detailing of the existing windows on the upper floors.

Interventions are required to equip the house with safe efficient services to current standards.

All proposed external changes are sympathetic in style and scale with the existing architectural style of the building.

Layout

Alterations to the internal layout are proposed which will improve the use of the building for the occupants throughout the house. The general distribution and orientation of spaces across the house is being kept similar to the existing arrangement.

The converted loft space will be connected with a new staircase from the first floor extending the existing staircase. Two additional bedrooms as well as a shared bathroom and a storage space will be provided within the second floor loft.

The existing lower ground floor will be connected to the ground floor via a new internal stair. The space will be used as playroom with shower room and a plant room at the rear.

Scale

The proposal seeks alterations to the external envelope of the building which remain very conservative and modest in their relationship with the existing elevations and roof of the host building. All new design elements are in keeping with the scale to the existing. All proposed exterior alterations were carefully assessed to achieve the right balance between the existing house and the proposed-changes and additions as well as the surrounding area.

Landscaping and Appearance

All proposed alterations to the landscaping of the property will remain discreet.

It is proposed to replace non-original finishes which are in poor condition with new paving, such as the concrete path on the north-east side of the property and the concrete paving blocks to the driveway.

The front entrance porch is proposed to be extended forwards to provide additional shelter when entering the house whilst remaining set back from the front corner of the more forward projecting main elevation of the house.

The front entrance steps are proposed to be re-clad in traditional Yorkstone paving or similar. The contemporary balustrade is proposed to be replaced with a more traditional balustrade sympathetic to the house.

A new external gate to the side passageway is proposed set back from the north-east front corner of the building.

At the rear elevation a new patio area is proposed with traditional pavers at the existing garden level.

The existing single-glazed windows are proposed to be upgraded with double-glazed windows. The windows will be painted timber sash windows matching the existing windows like for like.

All proposed external changes will be carried out in a style matching the existing building in the most sympathetic way.

THE ACCESS COMPONENT

Due to the nature of the proposal the existing access to the house at ground level from the street will not be affected in any way. The entrance in and out of the site will remain the same.

The garage gate will be removed, therefore access into the existing lower ground floor will be provided internally through a new staircase.

CONCLUSION

Overall, we trust that the proposals here submitted are respectful of the original dwelling and the surrounding area and will not make a negative impact on the street scene. The changes proposed are sympathetic to the Redington and Frognal conservation area aesthetic and ideologies and will thus improve the overall appearance of 12 Arkwright Road as opposed to disturbing or damaging the property. It has been sought that the changes made will protect the dwelling's heritage, context and history whilst allowing the property to see its full potential as a home in the 21st Century.