

**53 Willes Road
London
NW5 3DN**

Design, and Access Statement

17th October 2022

Introduction

53 Willes Road is an unlisted mid-Victorian three storey terraced house situated in the Inkerman Conservation Area in Kentish Town.

Description of Proposal

The proposal involves the demolition of an existing single storey outrigger and small shower room addition at the rear of the property. These will be replaced with a single storey flat roofed infill extension forming a kitchen/dining area leading directly to the garden.

To respect the original fenestration and minimise the impact on the neighbouring property the roof has two levels. New sliding doors line through with existing fenestration.

The extension will not extend beyond the existing outrigger, and does not encroach on the main part of the garden. It will be built using London stock bricks reclaimed from the demolition.

The existing windows are in a very bad state of repair and will be replaced like for like with traditional timber box sash windows fitted with double glazed units for improved energy efficiency.

The windows at the front of the house will follow the original design evident elsewhere in the street with four stacked horizontal panes on the first floor. This design is clearly visible on the existing sashes and it's possible to see where the intermediate mullions have been removed. Neighbouring houses - Nos 49, 51, 55, 56, 57, 60 still have this design.

The second floor windows will also follow the original design with vertical central mullions.

The living room window at ground floor level will be fitted with new double glazed timber sashes only and the box frame with surrounding internal panelling and shutters retained.

Access

Access to the property will remain unchanged.

Environment

The extension will be built using London stock bricks reclaimed from demolition.

Insulation of new walls and roof will comply with or surpass current building regulations.

The green roof will be planted with sedum modules to encourage biodiversity, minimise run-off and improve insulation.

New double glazed timber sashes to be fitted to existing windows for improved insulation. (see above)

The butterfly roof to have 10 photovoltaic panels providing 4kw of renewable energy. Other houses in the street have similar installations and are invisible from street level.

Landscaping

No trees are directly affected by the proposal.