

5 West Cottages, NW6 1RJ

Design and Access Statement

This design and access statement supports a Householder Planning Application for 5 West Cottages and should be read in conjunction with the attached application forms, drawings and heritage statement.

The proposals comprise rear extension; rear roof terrace; alterations to windows at the front and rear including the front dormer, and the introduction of low-carbon technologies.

The proposed alterations are modest in scale and will improve the character and appearance of the house as well as its setting and will allow the house to function better as a modern family home.



1. Aerial view

Local Context & Existing Property

The property is part of a short terrace of 1860s workers cottages located in the West End Conservation Area, West Hampstead. The property is surrounded by a mix of residential and commercial properties and is not locally listed.

The front elevations of the cottages are finished in white render and have white framed windows (of varying styles) and slate roof. The rear elevations are also predominantly white render but have more variety in the form of extensions and materials. There is a small hard-landscaped courtyard to the rear and a brick party wall to the garden centre behind.

Many of the cottages, including this one, have had previous works done such as single storey rear extensions with first floor roof terraces and dormer loft conversions.

The proposed designs respond to national and local planning guidance and development plans including The West End Area Conservation Area Appraisal 2013 (refer also to the Heritage Statement) and Camden Planning Guidance chp.4, 'Extensions, Alterations and Conservatories'. The proposals respect the following key points of this:

- Alterations should always take into account the character and design of the property and its surroundings.
- Windows, doors and materials should complement the existing building.
- Rear extensions should be secondary to the building being extended



2. View of the front elevation

Proposed Design Principles, Layout and Use

The proposals include a small ground floor extension to the rear of the property which will provide more space internally for a bathroom and utility. The extension will continue the form of the existing 'L' shape extension at the rear and is not considered to negatively impact the neighbours in terms of overshadowing or being overbearing.

To increase external amenity space which is currently quite limited, a new roof terrace with flush walk-on roof lights and paving slabs is proposed to the first floor flat roof area. A similar roof terrace has been built with planning consent at the neighbouring property, no.4 West Cottages. The new roof lights will bring also daylight further into the living spaces. A painted metal balustrade will surround the terrace.

The rear patio door and window opening will be altered to suit the install of larger patio doors and the first floor rear window opening will be altered to allow install of a door to access the new roof terrace.

New fenestration to the front and rear of the property will improve the external appearance and provide higher thermal performance than existing.

The renovations will also improve the sustainability and energy efficiency of the property through increased insulation, installation of solar panels on the rear dormer roof and a new air source heat pump to the front of the property.

The proposals offer high quality design that respects the original character of the building and street scene whilst improving the use as a modern family home. Sustainable measures are incorporated in a way that is sympathetic to the existing Victorian building.



3. View of the rear elevation / location of new extension

Scale and Appearance

The new extension will match the width and height of the existing building as it frames the outdoor landscaped area. The extension will be built up to the rear boundary wall and will be finished in white render to match the existing materiality.

The existing glazing is poor quality uPVC. New Crittall doors and windows are proposed at the rear property and new white painted timber windows are proposed at the front, appropriate to the principal elevation of the conservation area.

The dormer to the front elevation will be re-clad in lead and painted timber and the fenestration altered to improve on the proportions and materials of the existing dormer

Access

Access to the property will be unaffected by the works. There is permit parking on the street which will be unaffected and refuse arrangements are also not affected.



4. View of the rear elevation and neighbouring roof terrace