

Heritage Statement

23 St Andrews Road, London, NW9 8DL

Introduction

- To communicate to local authority planning services, the scheme design in full and to secure their recommendation for planning approval.
- To provide the opportunity for final debate upon any fundamental design and access principles prior to determination and project procurement.
- This statement accompanies an application for the construction of a part double and part single storey side extension to 2No. self-contained flats and two off street parking spaces.

Existing Context

The existing property is a two-storey maisonette incorporating two self-contained flats, close to the junction with Shaftesbury Avenue which is within the St Andrews Conservation Area.

The surrounding streetscape is dominated by 2 storey self-contained flats of a similar style

The existing building is not listed however, as stated above it is within the St Andrews Conservation Area.

The property is finished in part Brick at lower level and Tudor Panelling above, the roof tiles are Plain Clay tiles and the rear of the property is finished in Smooth White Render



The Proposal

Our proposal is to construct a part double and part single storey side extension. The proposed extensions will be finished in Brick at lower level, Tudor Panelling Above with plain clay tiles above to match the existing.

The proposed extension at ground floor level will be set back from the front building line by 225mm and 1.5m at first floor level. The existing side entrance to the first floor flat will remain on the side elevation, leading to the existing stairwell.

The proposed side extension will be set in from the boundary with the existing garages and the view of the existing church behind will not be impeded by the proposed development as shown on the image below.



Accommodation Schedule

<u>Flat Number</u>		<u>Floor</u>	<u>No. of Bedrooms</u>	<u>Occupancy</u>	<u>GIA (Proposed)</u>	<u>Area of 2.5m High></u>
Flat 1	—	GF	2	4	80.2m ²	80.2m ²
Flat 1	—	GF	3	5	74.2m ²	74.2m ²

Design

Our design approach to the site is to produce a scheme that is particular to this site; to create a proposal that grows out of the site characteristics and features, allowing the site and its immediate neighbourhood to directly integrate and form part of the development.

The key design criteria which have driven the design approach are:

- Working with the shape and constraints not against them
- Creating internal environments that are light, and pleasant to occupy.
- Respecting the proximity of the neighbours by utilising fast and relatively clean construction materials and methods.
- Creating a design within this economic slowdown.

Taking these design criteria into account we have developed an original design which enhances the site and the surrounding area. Throughout the design process we have used 3D CAD modelling techniques to review and modify the scheme with regard to the surrounding area.