

MR & MRS DHALLA

for

**39 MURRAY ROAD
NORTHWOOD**

DESIGN AND ACCESS STATEMENT

BY

ANDREW LASHLEY DESIGN LTD



INTRODUCTION

This application is for the demolition of single storey structures at the rear of the building and the construction of a single storey replacement rear extension with concealed roof lights, it is a semi-detached house.

SITE

The property is within the **Northwood town centre, Green Lane conservation area**, accessed directly off Murray Road and is one of the few on that side of the road that has not undertaken improvement works to modernise.

The building has previously been renovated internally to operate as 3 (possibly 4) living units and very poorly maintained. The recent purchase by Mr & Mrs Dhalla has resulted in a commitment to addressing the maintenance issues with the property (floor/walls/roof all with issues) and modernising the internal space to meet with modern living needs, whilst retaining the street scene and presence externally – particularly at the front.

DESIGN

The design brief for this scheme is to review layout to make it work better for modern family living and connect better with the garden which was cut off by the now demolished, poor rear extension.

On the ground floor we have proposed demolition of the single storey structure to the rear and to replace it with a single storey extension across the width of the rear, incorporating a more open plan kitchen, lounge and breakfast area – relocating the utility and WC facilities as well. The increasing of relationships between all the room spaces making for a much better layout. On the first floor, to remove the previous internal works which broke up the rooms into separate “flats” to make them better for family living.

The new rear extension will be finished with a through colour white to be in keeping with the materials of the existing house but easier to maintain, along with maintaining the existing render which will be painted to match. With a discrete flat roof to maintain a low profile similar to the existing structure, but much more in keeping with the existing, respecting the original house design and establishes a good balance relationship with the overall proportions of the existing.

Andrew N Lashley, RIBA
ANDREW LASHLEY DESIGN Ltd.