

DESIGN & ACCESS STATEMENT

IN SUPPORT OF FULL PLANNING APPLICATION
12 Westbere Road London NW2 3SR



Malathy Building Consultancy
02037462100

1.0 BACKGROUND

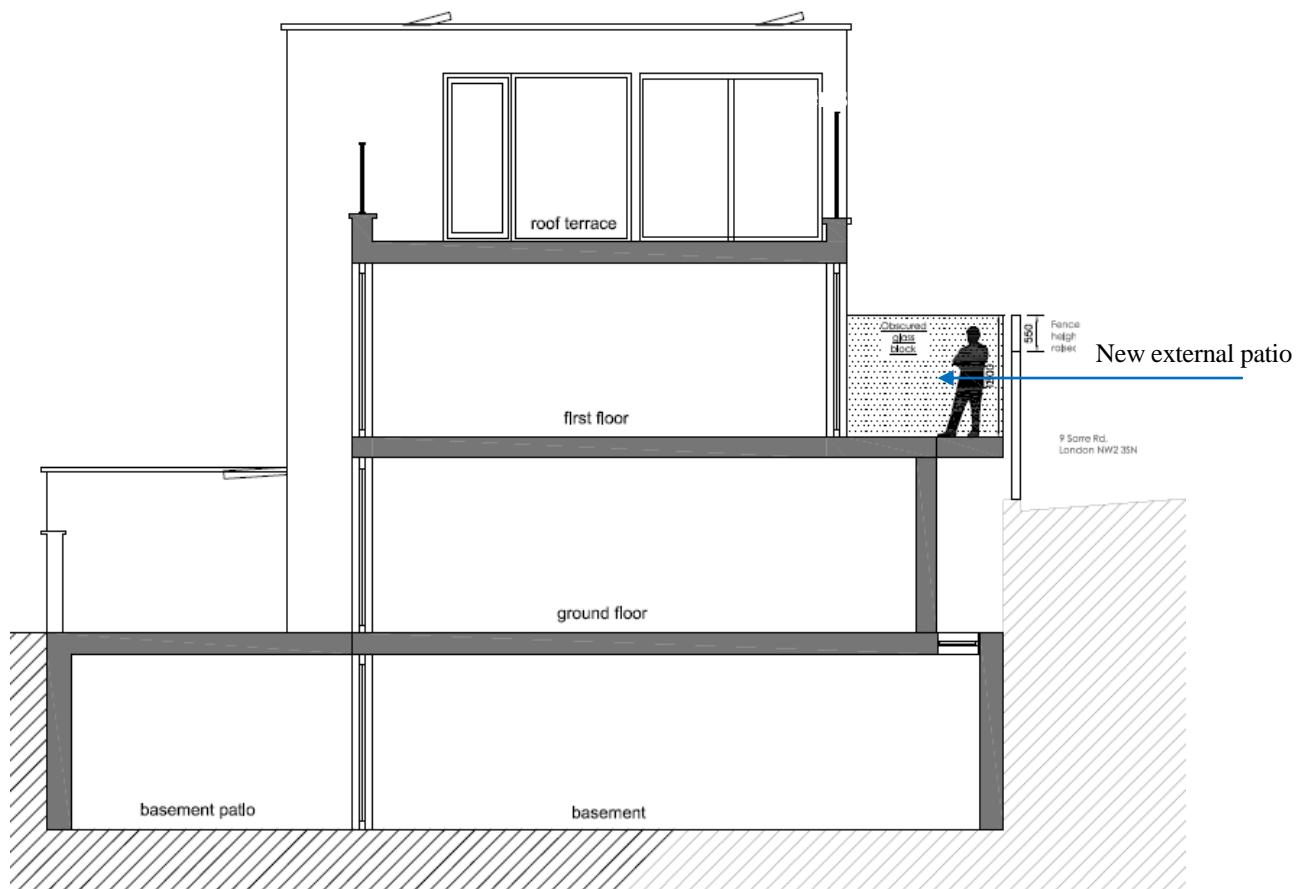
- The site is located to the eastern side of Westbere Road. 12 Westbere Road is a semi-detached house approved in 2013 (LBC reference 2013/7688/P).
- No.12 Westbere Road comprises a three storey with kitchen & dining area at basement level.
- 2013/7688/P - Erection of a part 2 part 3 storey and basement level building to provide. 2x3bed residential dwellings following demolition of houses.

2.0 PROPOSAL

- Private amenity space at the rear of the property
- Introduction of juliet balcony to existing front fixed full height glass panel.

4.0 DESIGN PROCESS

Creation of amenity space in rear



PROPOSED CROSS SECTION A-A
SCALE 1:50

- Fixed full height glass panel to be replaced into sliding door to access rear patio.
- On side of 14 Westbere Road, obscured glass cubes added as privacy screen. No habitable window from 14 Westbere Road wall, facing 12 Westbere Road/proposed glass wall.
- Rear fence of 9 Sarre Road & 12 Westbere Road is raised to increase privacy.

Introduction of Juliet balcony to existing front fixed full height glass panel.



- Introduction of clear glass Juliet balcony balustrade. Clear glass to match second floor patio balustrade glass.

5.0 Conclusion

- Proposed alterations not compromise the overall design quality.
- Proposal would improve the ventilation and usability of the rooms. Also provide fire escape route for bedroom 1 & 2.
- New rear patio would provide private patio for the property, while neighbouring amenities won't be impacted.
- It is therefore respectfully requested that permission for the proposal to be granted.