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PLANNING

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# Planning Statement

<b>Project Ref</b>	382
<b>Site Address</b>	98 Maygrove Road, London, NW6 2ED
<b>Date</b>	09.11.2023
<b>Revision</b>	A (First Issue)
	B (Planning)

## 1.0 The Application

- 1.1 A Householder Application for the raising of the roof level to allow for an additional floor level to match adjacent neighbour at no. 96.



Aerial view of the application site (front)

## 2.0 Site Context:

- 2.1 Maygrove Road is a predominantly residential road, made up of houses, blocks of flats and towards the east a school. The road is mostly characterized by terrace properties of a similar age and period with slight design variations as well as adaptations.

- 2.2 The properties on Maygrove Road have a mixture of features and differ in heights. The majority are four storey, covering ground, first, second and a third level in roof space. There a small number of properties that are three storey including the application property. There are a mixture of roof styles including flat roofs, butterfly/inverted roofs and pitched roofs. There are also properties with rear dormer and mansard extensions as well as several properties with dormer windows to the front road facing elevation.
- 2.3 Between Ariel Road and Shoot-Up Hill, there is a continuous terrace of 59 residential properties. The quantities and ratios of their heights are as follows:

- 4x 2.5 storey (including application property)	- 6.8%
- 17x 3 storey	- 28.8%
- 24x 3.5 storey	- 40.7%
- 14x 4 storey	- 23.7%

As per the above, the terrace is characterised by a large proportion of 3.5 storey buildings, with the section that the application property falls within being the only 4 properties being 2.5 storey, or representing only 6.8% of this length of road.



Section of Maygrove Road

- 2.4 Opposite the application property is a five storey recently complete block of flats.
- 2.5 The application property is not a Listed Building.
- 2.6 The application property does not fall within a Conservation Area.
- 2.7 There are no proposed vehicle access changes.





Five storey block of flats opposite application site



Application site

View of 4 properties including application site situated between 3.5 storey buildings





Aerial view of the application site (rear)



Example of additional storey to create 4 storey property at 84 Maygrove Road



### 3.0 Design

- 3.1 The carefully designed roof extension seeks to match the height and appearance of both the original application building as well as the neighbouring four storey buildings to maintain the streetscape consistency.
- 3.2 Matching materials and traditional details will maintain the character and style of the original host property.



Proposed front elevation view

### 4.0 Conclusion

- 4.1 The proposal enhances and maintains the character of the residential terrace while adding much needed additional living space to the property. We believe the proposal does not have a detrimental impact on the road and therefore should be permitted.