

DESIGN AND ACCESS STATEMENT

BASEMENT FLAT
35 PRIORY TERRACE
LONDON NW6 4DG

PROPOSAL

to alter the details of a single storey rear extension previously approved for this property under Planning Reference Number 2022/2682/P

This planning approval dealt with all the general conditions and requirements for a single storey extension and the application does not seek to re state any of these.

DETAILS

The approved design included a deep concrete fascia all round which makes a poor match with the rear extension on 33 Priory Terrace which is visually part of the same building envelope.

The proposal is to match the detail of 33 by taking side walls up as parapets with a simple rear fascia.

The approved design included a high level window in the North facing flank wall. This will contribute very little additional light and is now omitted from this application.

The approved design included a separate door and a full depth window in the rear wall.

The proposal is for a single opening with bifold doors in a white aluminium frame to match the size and style of the next door extension.

The approved design included a large circular roof light in the flat roof.

It is difficult to marry this with a green roof system and the proposal is to replace this with two smaller rectangular fixed roof lights.

The proposal includes details for a green roof over the new extension together with required maintenance system details.

CONCLUSION

It is expected that the proposal will provide an extension which will be a better match for the existing extension on the paired house, number 33 Priory Terrace, and will as a result cause less visual intrusion.

end