

## DESIGN AND ACCESS STATEMENT

Planning application

11 Woodyard Close, London, NW5 4BU

20<sup>th</sup> December 2023



1. Aerial view, 11 Woodyard Close

## Introduction

This Design and Access Statement relates to a planning application submitted in respect of 11 Woodyard Close, NW5 4BU.

The property is a mid terrace 2 storey house with an existing loft conversion in the pitched roof. The property is neither locally or nationally listed, and it is not located within a Conservation Area.

## Site Description

Woodyard Close estate is set back from Grafton Road, a cul de sac built between 1983 and 1990, constructed in red / brown brick with brown concrete tiled pitched roofs.

11 Woodyard Close is orientated north east to south west. There is a private garden to the front and the rear providing external space for the residents. The rear garden boundary to number 11 backs onto the rear flank wall of Cresswood Hall Tenants Hall.

## Relevant History

The existing loft conversion was granted a Certificate of Lawfulness on 23/08/2006 for 2no. roof lights in the rear plane of the roof slope. *Ref 2006/2758/P.*

The property has been damaged as a result of a fire occurring to the neighbouring property. The neighbouring property is a total loss and is owned by Camden Council. The damage to the property consists of direct fire damage to the roof, party wall and resultant water damage throughout the property.



2. Existing front elevation



3. Existing rear elevation (prior to fire damage)

### **Proposed alternations**

A ground floor single storey rear extension is proposed to provide additional kitchen and dining accommodation for the occupants, the extra accommodation provides space for a small internal ground floor WC and Utility room, with a 'snug' living area to the front of the property.

The proposed extension would be a timber framed construction with vertical timber cladding. The extension would have full width aluminium glazed doors connecting to the rear garden.

There are a number of single storey rear extensions of this type on the estate, notably an approved rear extension at 30 Woodyard Close, ref. 2016/0315/P.

Given the proposed location of the rear extension, there would be no undue loss of light to or outlook to other properties. The rear extension would not have an unacceptable impact upon the amenity of the surrounding residences.

### **Access**

Access to the property will remain as existing, and the house will benefit from an additional proposed ground floor WC.