

Design and Access Statement

11 College Lane
London
NW5 1BJ

Rev A

Location, Property and Heritage

No 11 College Lane is a three storey terraced property fronting onto the public access route College Lane and lies within the Dartmouth Park Conservation Area but is not Listed. The property is a single family dwelling.

The building is one of a row of 5 brick-built 19th Century terraced houses. The street is made up of a variety of property styles.



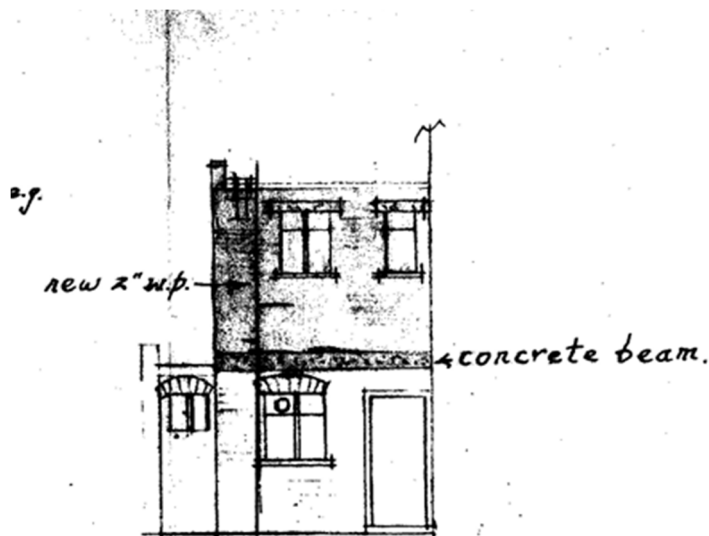
No.11 seen from the front



No.11 seen from the rear

Previous Development

The property was previously extended at the rear first floor in 1969 (Planning Application 7050) in order to accommodate a bathroom. A similar extension was added to the adjacent property. It is not known if this was done before or after the works to no.11



Extract from 1969 Proposed Drawings



Rear Elevation Showing Extension

Neighbouring Properties

The immediate neighbour (no.12) has a matching first floor extension and original outrigger layout. Nos. 13,14 and 15 have outriggers that extend to the rear boundary at ground and first floor levels. The first floor boundaries are marked on red and blue opposite.



*Outrigger
Footprints Looking
South*



Outrigger Footprints Looking North



Proposed Work

The proposal is to extend the first floor outrigger extension to the rear boundary above the small original ground floor. The extra space will allow for the bathroom to be enlarged to make the space more accessible for elderly residents. This would bring it in line with the houses further along the terrace. Images of the current site are attached showing the area where the proposed extension would sit.

The houses to the rear have long gardens and will not be overlooked or have any issue with light.

Design and Appearance

The extension has been designed with a pitched roof to lessen the impact of the extension on the neighbouring properties.

The materials will match the existing. No additional windows are proposed. The rear gulley gutter will sit within the footprint of the extension so that no part of the extension will overhang the boundary.

Sustainability

Based on the scale of the proposal, the requirements for a Sustainability Statement are deemed to be disproportionate.

Amenity and Access

No changes are proposed to the access and the amenity space of the house will not be affected.

Conclusion

The proposed extension would result in a more practical home, whilst remaining sympathetic to the materials and design style of the surrounding area. The impact in the neighbouring properties will be minimal.