

## Design and Access Statement

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### 12 Elliott Square, NW3 3SU

#### INTRODUCTION

This Design and Access Statement has been prepared to support the application for 12 Elliott Square.

This statement describes the physical, historical and regulatory context of the existing building and outlines the proposals and demonstrates how these comply with the planning policy framework relevant to the works.

This statement should be read together with the drawings and documents prepared to support this application.

#### SITE AND SURROUNDINGS

The house is situated in Elliott Square, part of the Chalcots Estate, which stretches north and south of Adelaide Road. Developed in the 1970s, it features a modern terrace design with an internal street providing access to the homes, originally consisting of a ground floor and two upper levels. The rear garden faces Adelaide Road.

Our proposal adheres to the design guidelines set by the local community association, which govern the form and appearance of rear extensions and garage door replacements.

The row of houses is constructed with dark brown brick above a white-rendered ground floor, where front doors and old garages are located, many of which have been converted into internal spaces. Windows on the upper two stories are symmetrically aligned on either side of a paneled pier, creating a modern vertical aesthetic.

#### PROPOSALS

The applicant seeks approval for extends the ground floor three meters into the rear garden, consistent with the approved and built extensions across the estate. Converting the garage into a habitable room and replacing the garage door with a front window behind louvres. The proposal also involves replacing the timber fence on the backyard facing Adelaide Road with brickwork rendered painted in white.

Our proposal adheres to the local design guidelines of the Elliott Square Residents' Association, allowing houses to be extended by three meters from the original rear building line without interfering with the narrow balcony railings on the first floor. We also ensured the new rear height matches recent single storey developments in the area.

We ensure material consistency as specified in the guidelines by using matching brick for the new rear walls on the extension. A skylight is proposed to naturally illuminate the deeper plan of the extension. The roof can be accessed for maintenance from the first-floor balcony. On the front elevation, white aluminium fixed windows will be installed behind electric-operated white louvres.

**FRONT | EXISTING IMAGES**



## REAR | EXISTING IMAGES



## CONCLUSION

We have carefully considered the impact of the proposals in relation to both the existing property and the applicant's requirements without negatively affecting the appearance of the building. Our aims are to be sympathetic to the existing structure, using materials that relate to the existing area and surrounding buildings.