



STEPHEN
EVANS
ARCHITECTS

DESIGN & ACCESS STATEMENT

24 Ivor Street, London NW1 9PJ

1. INTRODUCTION

1.1. INTENTION AND SCOPE

This Design and Access Statement is submitted in support of a planning application for a single-storey extension to the existing property located at Ivor Street, situated within the Jeffrey's Street conservation area. The proposed extension aims to enhance the living space of the property while respecting the character and architectural integrity of the surrounding area.

1.2. SITE LOCATION

The property is located on the south side of Ivor Street, near the junction with Royal College Street and is within the Jeffrey's Street Conservation Area. The property is not listed.



The rear of the existing property is bounded on both sides by residential dwellings. The existing rear extension encloses upon a similar and higher extension to No.23 and extends beyond that by approximately 1200mm. Similarly, the extension partially encloses upon the outrigger to No.25 and extends beyond that by approximately 1200mm. See photos 3 and 4 in the Photographic Survey.

2. DESIGN



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2.1. PROPOSED DEMOLITION

Demolition is limited to the rear section of the existing single storey extension, which has been poorly modified in the past, is beyond its serviceable life and does not meet the current standards for habitable space, insulation, damp proofing, etc.

The glazed infill between the outriggers to Nos. 24 and 25 is to remain.

2.2. DESIGN PROCESS

The extension is designed to be accommodated within the footprint of the property and the current extension with a slight expansion to the side with No.25 to form an external wall along the line of junction as would be permitted by the Party Wall etc. Act 1996.

The height of the extension on both boundaries would be increased by approximately 550mm to around 2.7m to accommodate the proposed flat roof. Given that the depth of the extension remains unchanged and the height is commensurate with that nationally prescribed and deemed acceptable for permitted development, the proposed increase would not give rise to a loss of daylight to the adjoining owners nor could it be deemed to create an overbearing sense of enclosure.

The proposed rooflight on the flat roof provides daylight into the proposed kitchen/living area beyond and the retained sloping rooflight between the outriggers similarly maintains daylight the inner living rooms to the main part of the ground floor.

2.3. AMOUNT OF DEVELOPMENT

The development is limited to the rear of the property and the same footprint as existing.

2.4. USE

Use of the property is to remain as a single dwelling house, class C3.

2.5. SCALE

The scale of the proposal is in keeping with and subservient to the host and surrounding properties and the conservation area generally.

2.6. APPEARANCE

The external appearance, incorporating stock brick and single ply roofing, is to be improved greatly by the removal of various conflicting and discordant finishes resulting from previous ad-hoc alterations and will provide a unified appearance from both roof level and when viewed from the rear,

2.7. LANDSCAPING

The extension will include minimal disruption to existing landscaping, with careful consideration given to planting and external materials to ensure it integrates seamlessly with the garden area.



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2.8. ACCESS

Access to the property is to remain as existing.

2.9. SUSTAINABILITY

The thermal performance of the property in the area relating to the proposals will be greatly improved by the use of wall, floor, roof and window construction to current standards.