

# 34 Marquis Road, London NW1 9UB

## Design and Access Statement



Aerial view

### Application Property

The application property is a 3 bedroomed single family mid terrace dwelling house located within the Camden Square Conservation Area.

The property is mid Victorian in construction and is 3 storeys tall. It is not a Listed Building.

### Proposal

The proposal is to erect a single storey rear extension to provide increased living space for the family home.

There is an existing single storey utility room which would be demolished to facilitate the extension. This is of poor construction and of a later date than 'main' house and urgently needs to be replaced.

## **Size and scale**

The proposed extension would be full width (5.6 metres) and include the reconstruction of the existing 9" party garden walls which are in poor condition.

The extension would extend into the garden by 5.0 metres from the main rear wall of the house and 4.0 metres from the rear face of the existing bay window.

The net increase in gross external area would be 19.2m<sup>2</sup>. The increase in net internal area: would be 17.8m<sup>2</sup> – a relatively modest increase in floor area.

The height of the extension would be less than 3 metres above neighbours' adjacent ground level at the boundary, in line with the criteria for permitted developments.

## **Effect on Neighbouring Properties**

As the extension would be single storey and single aspect, looking east, there would be no overlooking of the extension to neighbouring properties either to neighbouring houses at numbers 32 and 36 or to the rear of 47-49 York Way.

There are existing brick boundary walls with trellis above to both numbers 32 and 36 Marquis Road. Given there are already relatively high boundary conditions and the proposed boundary parapet walls would be less than 3 metres high, it is considered that the effect on the neighbours would be modest and within the normal parameters considered acceptable for similar extensions.

In summary the position and orientation of the proposed extension in relation to neighbouring properties is sufficient to ensure no significant adverse impact in terms of loss of daylight/sunlight overbearing impact or undue sense of enclosure.

## **Design and Appearance**

The enclosing walls of the extension would be constructed in yellow stock brickwork, similar to that of the host building.

The roof would be dark grey proprietary flat roofing membrane. Whilst this is a modern material it facilitates the use of a flat roof which reduces the impact of the extension on neighbouring properties.

It is proposed to use dark grey coloured steel framed French windows to the rear of the extension overlooking the garden. This is a well-established material for windows first widely used in the early part of the 20<sup>th</sup> century.

The proposals are of a modest and unassuming nature. They are located to the rear of the property barely visible even from close neighbours and will therefore represent a neutral impact on the character of the conservation area.

## **Amenity**

Whilst the garden space would be reduced by 15.6m<sup>2</sup>, it is felt that the resultant usable amenity in the rear garden of 34.2m<sup>2</sup> would be acceptable for the size of dwelling in this location.

## **Pedestrian Access and Parking**

There is no off street parking.

Pedestrian access both into and within the building will remain as existing.

No change is proposed to the existing refuse collection arrangements.

## **DVM Architects Ltd**

4A Murray Street London NW1 9RE

Telephone 020 7485 2121

email [studio@dvmarch.com](mailto:studio@dvmarch.com)