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ARCHITECTURE  
+  
PLANNING

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# Design & Access Statement

<b>Project Ref</b>	397
<b>Site Address</b>	152 Fleet Road, London, NW3 2QX
<b>Date</b>	05.03.25
<b>Revision</b>	A (First Issue)

## 1.0 The Application

1.1 A Full Application for a rear extension at 1<sup>st</sup> floor level.



Aerial view of rear of application site

## 2.0 Site Context:

The application property is not a Listed Building.

The application property falls within the Mansfield Conservation Area.

Nos. 152 - 146 are a terrace of four late 19th century 2-storey buildings with shop fronts at ground floor level, except for No.146 where the shop front has been bricked-up. These properties have decorative

brickwork parapets with part-pitches forming gablettes at the party walls. Other features include timber sash windows with red brick arches as noted in the Mansfield Conservation Area Appraisal and Management Strategy.

There are no proposed vehicle access changes.

There are no proposed pedestrian access changes.



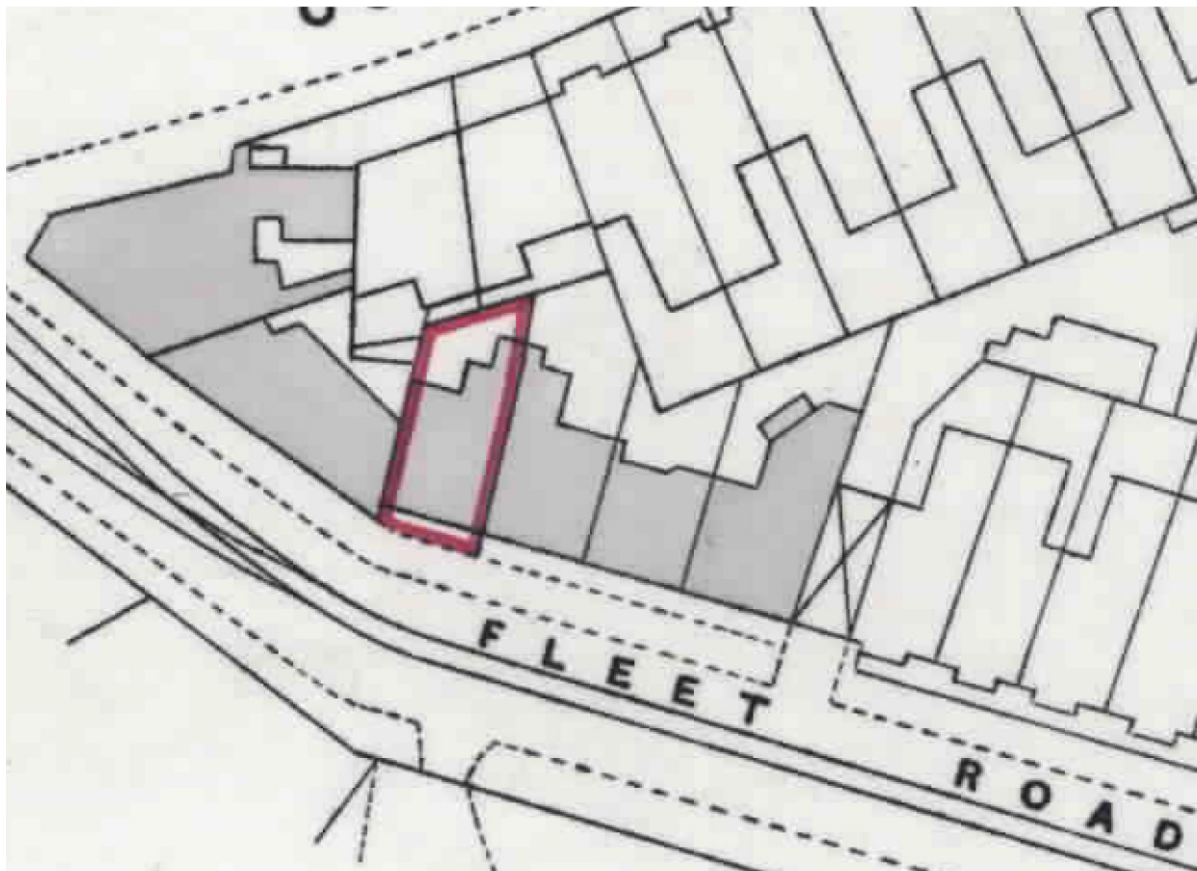
Front street elevation (no changes proposed)

### 3.0 Design

Between the terrace of four properties there is a lack of original historic pattern or character of rear elevations or extensions due to the contrasting volumes and masses.

No. 146 has a very similar shaped and sized first floor extension as our proposed extension. No. 148 does not have any first floor level rear extension. No. 150 has a small rear closet wing. The neighbouring property does not contain any rear facing windows at first floor level that would have a view of the proposed rear extension.





Original / historic footprints

#### 4.0 Conclusion

The proposed extension is of a modest size. It will not have a detrimental impact on neighbouring views from windows or impact neighbour's access to natural daylight. The extension will also not be visible or have an impact on the front street elevation.

On the basis of the above we believe this planning application should be granted.