

DESIGN AND ACCESS STATEMENT

14 BURGESS HILL LONDON NW2 2DE

INTRODUCTION:

This statement accompanies a householder planning application for “Erection of single storey side/rear extension”.

The application site is a three storey detached property. The property lies within the residential area of Cricklewood and surrounded by large detached and semi-detached dwellings. The application site is not subject to any particular protective policy or land-use designation in the adopted local plan. The character and appearance of the building is not proposed to alter exponentially as the extension is to the rear of the building and away from the public realm.

DESIGN PRINCIPLES

The concept of the proposed development has been guided by the following principles;

Addition of habitable spaces for the betterment of the residents of the dwellings in quantity and quality.

Making the best use of urban land by raising density in manner appropriate to and respectful to the local development

Respect for the neighbouring properties by avoiding encroachment and roof overhang.

DESIGN AND APPRERANCE:

The proposed extension would contribute towards the existing dwelling. The proposed extension will be built in materials matching to the existing dwelling. Residential dwellings within the area have been extended over the years, therefore it is safe to assume that the extension would not be alien to the street scene. The proposed extension would not face the main road, due to its modest height and set back from all boundaries, the amenity of the neighbours would not be affected.

The Local Plan requires good design and place making and that development should be of a high quality that serves the long-term needs of all users by being designed to a high standard and in accordance with the principles of sustainable construction, requiring spaces around buildings to be safe, healthy and accessible to all and to respect the amenity of adjoining properties and the locality generally and contributes to the distinctive character and amenity of the area in which it is located and is of a style, massing, scale, density and design appropriate to the locality and it is our understanding that the proposed development would comply with all these criteria.

RELEVANT POLICIES:

Camden Planning Guidance dictates

: extension should be subordinate to the host dwelling in relation to its location, form, footprint, scale, proportion, dimension and detailing. **The proposal meets this criterion.**

: extension should be built from materials that are sympathetic to the existing building. **The proposal complies**

: extension should respect and consider the amenity of adjacent occupiers with regard t daylight, sunlight, outlook and privacy. **The proposal owing to its setting from all boundaries meets this criterion**

: extension should not cause light pollution or excessive light spillage that would affect neighbouring occupiers. **The proposed ground floor extension with rear windows face the garden and does not affect neighbouring occupiers.**

CONCLUSION:

It is our understanding that the proposal in its entirety would bring an important built feature within the locality and it is the case of the applicant that planning permission should be granted.