

# Design Access Statement

Single-storey infill side and rear extension with minor internal and fenestration  
alterations  
at

Flat 1  
52 Shirlock Road  
Camden  
Greater London  
NW3 2HS

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### 1. Introduction

This Design & Access Statement has been submitted by Michael Pagliaroli Architects Ltd. This document supports a planning application for an infill rear and side extension to Flat 1, 52 Sherlock Road, a ground floor flat within the Mansfield Conservation Area.

### 2. Proposed

The application proposal is to erect a single-storey wrap-around side and rear extension to infill the area between an existing storage shed and an extension to the neighbouring property to create a new open-plan Kitchen and Dining space. Other internal alterations are proposed to create two new bathrooms, reduce the size of the existing Living Room and create a more spacious entrance hallway.

### 3. Amount

The proposal will see the demolition an existing bay window which amounts to 1sqm (GIA), to be replaced by an extension of 17.8sqm (GIA). The proposed addition will not protrude beyond the existing property line, as determined by the neighbouring extension and existing storage shed, thus it should be deemed to have minimal impact on the adjacent dwellings.



Existing rear and side spaces to be infilled

#### **4. Layout and Scale**

The existing property consists of a bedroom, bathroom, kitchen/dining room and separate living room. The proposed extension will allow for the creation of an additional bathroom and the enlargement of the kitchen/dining area. Other minor internal alterations are proposed to improve access to the basement space.

#### **5. Landscaping**

No change.

#### **6. Appearance**

The existing construction materials are London stock brick, grey render, slate roof tiles and white painted timber windows. The extension seeks to replicate these materials as far as possible to retain the character of the property and minimise the impact on the conservation area. A single-ply membrane will be used for the new pitched and flat roof areas which are concealed behind the parapet wall design. Anthracite aluminium doors are proposed to the rear elevation. Overall, the design should be considered to be in-keeping with the rest of the property and sympathetic to the surrounding conservation area.



London stock brick (closest to match existing), Single-Ply membrane (concealed behind parapet walls) and Anthracite Grey doors to rear elevation proposed

#### **7. Access**

No change.

#### **8. Conclusion**

In conclusion, this application should be considered acceptable given its modest size and sympathetic design. The proposal is similar to a number of other applications which have been approved on Shirlock Road and will have a minimal impact on neighbouring properties and their amenity spaces.