

DESIGN AND ACCESS STATEMENT

24 Flask Walk,
London,
NW3 1HE

Application is for:

A single storey, rear extension, to a single family dwelling.

Design

Assessment: Context of the site and its surroundings

The application building is located on 24 Flask Walk, London NW3 which, runs roughly North Easterly to South West. The site is a regular shape with pedestrian and vehicular access along the main road.

Flask Walk is Located within very short walking distance of the 'Hampstead' Underground services. There are buses running to local amenities and into central London.

Within this section of Flask Walk, The properties are quite eclectic in both size and style. The property has remained a single family dwelling and home.

Overview

The application premises does lie within a Conservation Area however, it is not a listed building, or locally listed structure.

The Application Building

At present the property is a Mid Terrace single family dwelling.

Proposed Layout

We are proposing a modest increase in size on the ground floor to help create a larger family kitchen and living space overlooking the garden.

Appearance

The design scheme for the development is one which is sensitive to its immediate contextual surroundings with regards to external materials and form. The proposed scheme will be constructed of matching materials and in keeping with neighbouring properties and the overall volume is responsive to the currently existing extensions within the rest of the Area.

The extension is sympathetic to the overall design of the property and neighbours.

The design strategy for the proposed application is considered to be of minimal impact to the existing architectural characteristic of the development and of its immediate surroundings.

Scale

The application is for a residential addition in a residential area and is consistent with existing development in terms of size, scale and use. This does not cause any other material harm and is consistent with wider planning policy objectives.

The proposed extension is comparable in height, bulk, depth and scale to developments within the vicinity. The development would not be readily visible from public view therefore it would have no discernible impact on the street scene and the design is considered to be appropriate and in keeping with the host building

Access

Access to the property will remain unchanged as part of the development.