



Beyt Architects

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27 Islip St, London NW5 2DJ DESIGN AND ACCESS STATEMENT

The applicant wishes to redevelop the existing property, the proposed works include a side extension to the outrigger. Installation of rooflight in the existing flat roof above second floor

Design process

Ground Floor

The proposed side extension has been designed to be domestic in scale and will be in keeping with the surrounding area and will be no detrimental impact on the neighbouring properties. The side extension at ground floor level has been carefully considered to be in line with the existing outrigger, and leaving an internal courtyard for lighting and ventilation of the ground floor front rooms.. The proposal follows similar approved proposals in the street as per N35, N21 and N23 in Islip Street.

Second floor

Installation of flat roof rooflight above second floor, to bring more light to the bedroom in the second floor.

Use and Amount

The is a single dwelling and it remains as such.

Scale

Ground Floor

The proposed rear extension is of a domestic scale. The proposed extension will have no



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impact on the neighbouring properties, and will not reduce the amount of sunlight currently enjoyed. The side return extension will have no detrimental impact on the adjoining property.

Landscape

The house has a typical urban garden with small shrubs and hard landscaping. No trees will need to be removed from either the front or rear gardens.

Appearance

Ground Floor

The proposed ground floor extensions have been carefully designed and will use materials that compliment and support those of the house and local area, like yellow London Stock Bricks.

Access and inclusivity

The existing dwelling will not have general public access. The existing house entrance and fire exits will not be altered.