

“Design & Access Statement”

for

**Planning Application
Single Storey Rear Extension**

At

**Flat 5
106 Savernake Road
London
NW3 2JR**

10 December 2013

Introduction

The application site is set towards the beginning of Savernake Road and forms part of the Mansfield Conservation Area. The property is semi – detached, and is set over four floors. The site area is circa 200 m² in area. The property has been divided into 5 no. flats

Site

The site is bounded to the north west by 104 Savernake Road and by the attached property 108 Savernake Road to the south east. The proposed planning permission will have no detrimental effect on the neighbouring properties.

The Proposals Design Considerations

The proposal is to extend over the flat below and to only cover the originally constructed building. The recently extended area to the flat below will not be impacted upon by the proposal. The new area is to be circa 20m².

Offstreet Parking

There is no off street parking

Accessibility

The existing main entrance (front door) to the property will be retained and will continue to provide a common entrance for all flats. A separate entrance to each flat is from the hallway.

The proposal is situated in an area with level foot paths and close to local bus routes and London overground.. The station and bus routes are within a 2 minute walk.

Internal Layout

The design will provide the occupants with more living space which does not interfere with any of the other flats within the building.

Walls and floors of the proposed rear extension shall have sound insulation installed to a level as required to meet current Building Regulation standards. Means of escape and fire prevention detection shall also be provided to meet current building regulations.

Construction

All construction will be carried out to meet current building regulation requirements and will be under the control of the London Borough of Camden Building Control group.

Sustainability

It is intended that environmentally friendly materials are used wherever possible.

Summary

We believe that the proposal will provide more comfortable living space, with no detrimental effect to the current street scene, maximising the full potential of the property whilst being sustainable within its environment.