

1219
DESIGN AND ACCESS
STATEMENT

Flat A, 65 York Way, N7 9QF, London



This design and access statement has been prepared in support to a Householder's planning application for 107 Olive road, NW2 6UT, London . Please refer to Architect's drawings for further information.

The existing property is a two bedroom ground floor flat with a rear/side garden. We propose to extend part of the flat at the rear to create an enlarged kitchen dining area. The proposed extension is single storey, extending to the side of the garden and it allows a generous gap between the proposed extension and the existing rear wall of the flat to the side.

In order to minimise the impact to the amenities of the property next door we have retained the height of the extension to a minimum external height of 2865mm. A rooflight is proposed for part of the new flat roof and glazed sliding folding doors open up the kitchen/dinning area to the rear garden. To the side we proposed a small landscaped area with decking and planting that is assessed from an existing door at the rear.

During our pre- planning application meeting with Miss Sally Shepherd we received pre-application advice on our proposals; please see details of this advice in the application form.

We believe that the proposed changes will compliment the character of the existing property, do not impact on the amenities of the adjacent properties and create a modern family unit that blends thoughtful modern design with the character of the existing dwelling.

We do not propose to alter the access around the front of the property or the access to the property in general; for anything further please see the attached drawings and forms that accompany this application.



View of rear elevation



View of rear part of garden



View of rear/side boundary



View of rear/side boundary