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DESIGN AND ACCESS STATEMENT

for

Erection of a two storey rear extension at ground and lower ground floor level together with further excavation of the existing lower ground floor level.

at

47 South Hill Park, London, NW3 2SS

November 2012

Ref: 7634/D&A Statement

DESIGN AND ACCESS STATEMENT



1. Introduction

This statement has been prepared in support of our planning application at 47 South Hill Park, London NW3 2SS.

The site consists of a five storey semi-detached property located on the south-east side of South Hill Park within a conservation area. The property has a raised ground floor with steps up to the front door. The property is faced with brickwork to the side, rear and the upper floors of the front elevation with white stucco detailing to the front elevation at ground and lower ground floor.

2. Proposal

The proposal is for the erection of a two storey rear extension at ground and lower ground floors and further excavation of the existing lower ground floor. This will provide high quality living accommodation and an improved internal layout.

3. Neighbouring property

There have been a number of two storey rear extensions to properties surrounding 47 South Hill Park which support our case for this application. An example of this is 55 South Hill Park. This property was granted planning permission for the erection of two storey rear extension at ground and lower ground floors to an existing semi-detached single family dwelling on 28th November 2008 (ref: 2008/4657/P). The approved rear extension is substantially glazed at ground floor level with a grey powder-coated metal fascia to the roof. The design is very similar to the proposal in this application.

4. Use

There is no change of use to this site; it will remain as a single unit over the two lower floors of this building.

5. Amount

It is proposed to increase the footprint of the property in the form of a two storey rear extension. The proposal provides approximately 35 sqm of additional residential accommodation. The proposal will not adversely affect the amenity of the neighbours' and the design and nature of the development will avoid any detrimental impact on the daylight or sunlight to the surrounding properties.



6. Layout

The proposed extension and excavation have been designed to compliment and enhance the existing building.

The proposed additional floor space will serve the single unit over two floors. The extended accommodation will incorporate additional living space on the raised ground floor, while additional sleeping accommodation will be provided at lower ground floor level.

The proposed extension and alterations allow for a significantly enhanced internal layout optimising the potential of this property.

7. Scale

Careful attention has been given to the overall configuration and proportions of the proposal so that the proposed extended dwelling is in proportion to its surrounding site and does not negatively impact on surrounding properties.

The scale of the proposed extension will have no material impact on the quality of outlook, light or privacy enjoyed by neighbouring occupiers.

8. Landscaping

The proposal includes excavation to the rear garden to create level access from the extended ground floor to the garden. The small amount of excavated garden will become a patio terrace. The rear, higher level section of garden will remain as existing.

Excavation to a small section of the front garden is required to enable access into the excavated basement level.

Additional steps are proposed to the side pathway to achieve access to the rear of the property. Additional steps will be included to the proposed rear patio for access to the existing higher level section of rear garden.



9. Appearance

Visually at the rear of the property, the proposed extension will appear as if it is a single storey addition. The proposed extension will be substantially glazed at ground floor level with a grey powder-coated metal fascia to the roof. The lightwell located to the side of the extension will provide natural light into the existing and extended rooms at lower ground floor level. The French doors to the lightwell will be constructed in timber of matching style to the existing fenestration to the rear elevation.

It is to be noted that no part of the proposed extension will be apparent from the street.

10. Access

There are no proposed access changes to the main entrance of the building. The raised ground floor entrance door is accessed via steps off South Hill Park. It is proposed to excavate a small section of the front garden and introduce further steps to achieve access directly into the lower ground floor level. Additional steps are proposed to the side pathway and rear patio to achieve access to the rear of the property.