

Design and Access Statement

**Proposed Single Storey Rear Extension & Alterations to Rear opening at 1st
Floor Level**

**13 ARLINGTON ROAD
LONDON
NW1 7ER**

JULY 2012

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1. Introduction

This Design and Access statement has been prepared in respect of the proposed extension of a Proposed Single Storey Rear Extension & Alterations to Rear opening at 1st Floor Level.

The Design and Access statement presented here is to supplement the planning application in respect of the aforementioned site in line with the government planning guidance to help to improve the build environment and make a positive contribution to the property and surrounding area.

The scheme has been designed with regard to the policies and proposals of the local plan and current national planning policy guidance.

2. Site Description

The property is a three storey terraced building with a loft conversion. The property is split into separate flats. In terms of look it is similar to those on the street. Numerous developments have already been carried out in the area.

The proposal is located within a busy part of NW1, which contains a variety of facilities, including a supermarket, convenience stores, and schools. This provides daily facilities within walking and cycling distance of the application site. Very good public transport ensures that any longer journeys, can be undertaken sustainably.

3. Site Appraisal

Though the design does not take into account those with disability problems, the scheme will improve access for all users due to a more open nature from the project.

The construction and design of the proposed works will bring numerous benefits –

- a. Improved use and layout for users.
- b. Increase in size of the main circulation areas.
- c. Visually pleasing interior.
- d. A more attractive suitable extension

It is considered that these proposals will not be detrimental to the existing building or its appearance.

4. Design Principles & Accessibility

The objective of the proposed works on this site are to improve the site and the contribution it makes to the area as a whole and the setting of the building. It will provide a more functional environment, increased floor area, suitable for the various requirements of a family.

It will involve redeveloping the rear garden of the existing building, demolishing the existing side wall, and constructing a more suitable structure for its intended purpose.

The rear of the property can only be accessed from the front of the house

5. Amount of Development

The detailed proposal is for a single storey rear extension to the existing building. The extension is come out as far as the existing rear addition. Our proposal makes better use of the garden area to the rear, by infilling the side.

6. Scale & Mass

Located to the rear of the site the proposals cannot be seen from the front, but will fit in with the surrounding environment.

7. Landscaping

Due to the proposal type, there is little landscape work undertaken.

8. Appearance

Developments should seek to reflect and be architecturally sympathetic with the traditional properties that make up much of the area. Any works on this site should reflect the scale and grain of the area and be appropriate the setting of the building and conservation area.

The extension is to have a render finish closely matching the existing. The upper floor at the rear is to have some alteration work carried out to improve the look. The glazing at the rear is to be replaced to create a more attractive opening.

Doors across the rear of the property on the lower ground floor will create an attractive predominantly glazed rear.

The extension is to have a flat roof in keeping with the existing side kitchen.

9. Local Plan Policy

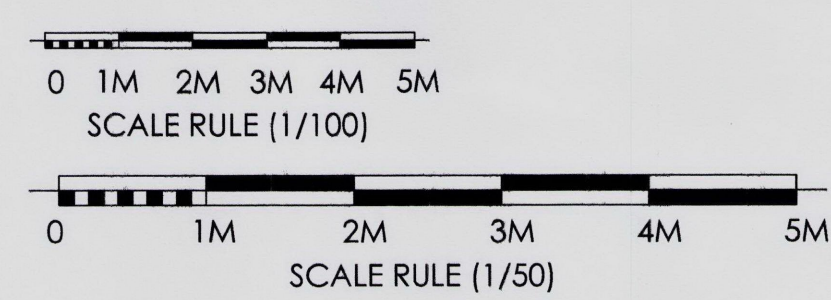
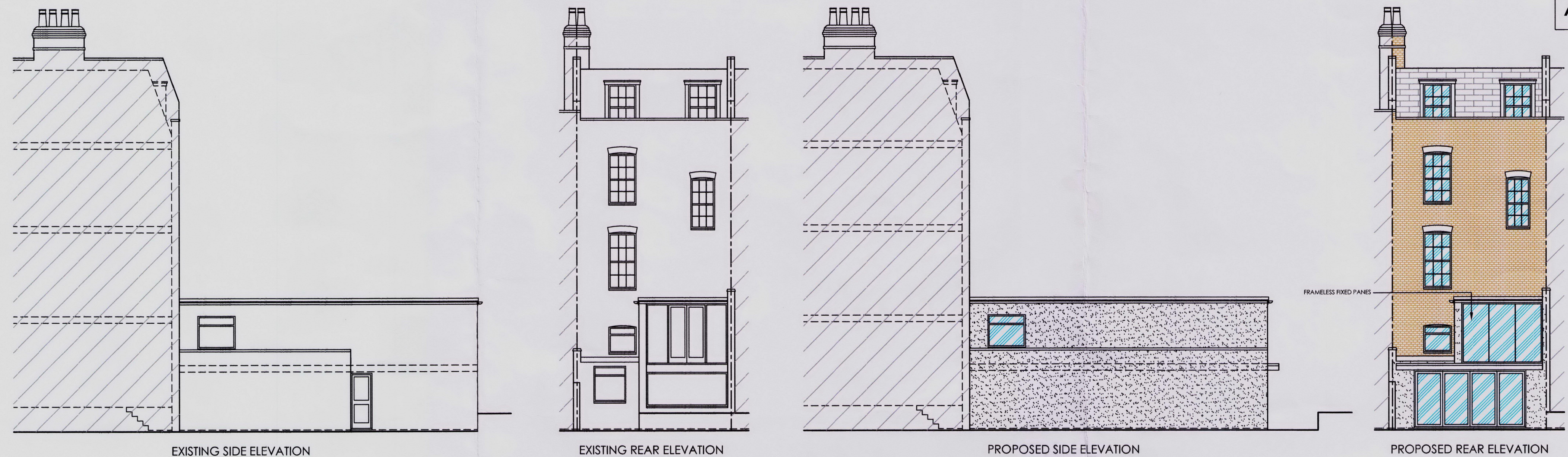
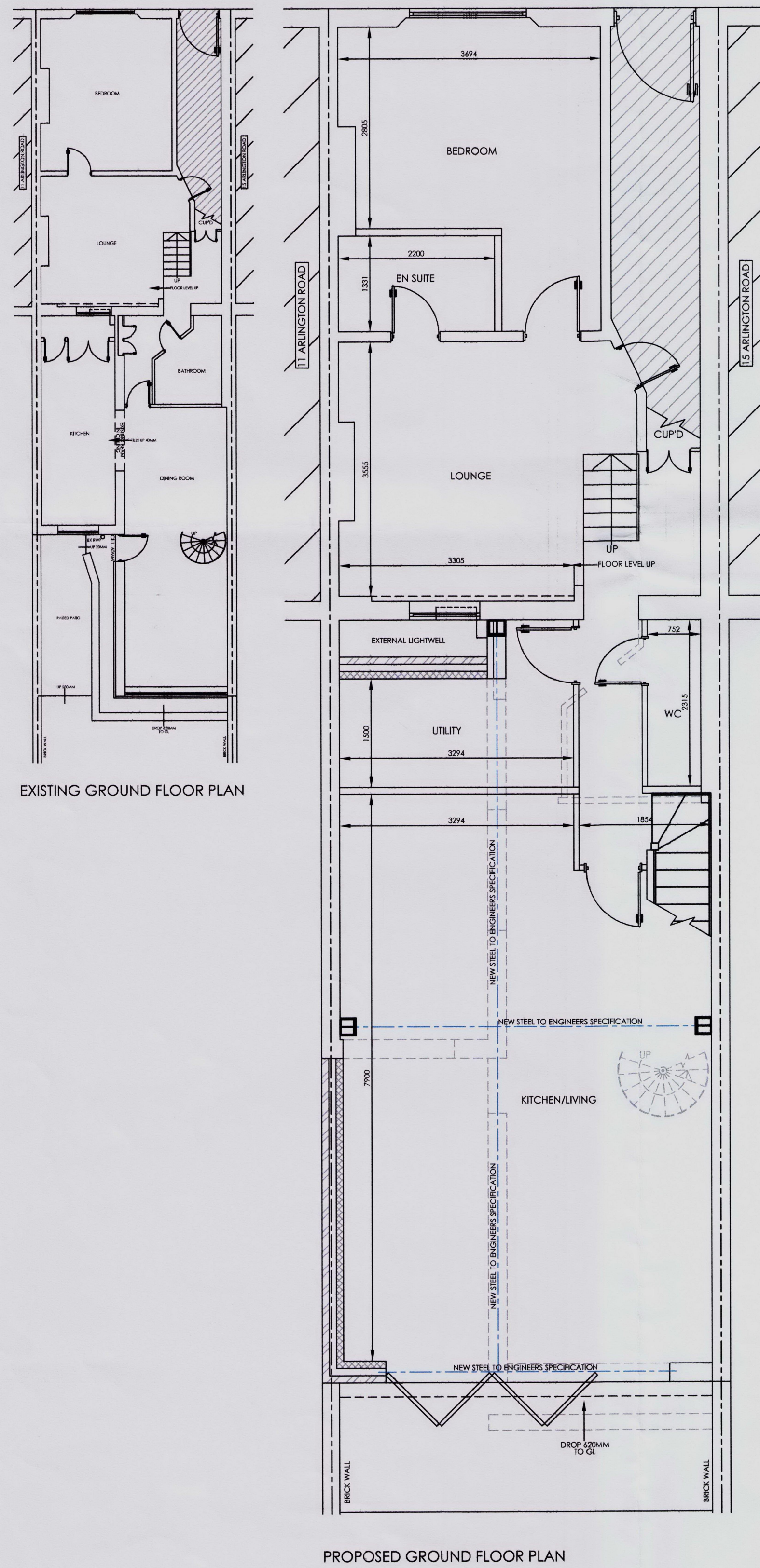
The scheme is not providing any additional parking spaces, however no additional load will be placed on the street due to the proposal.

In principle, our proposal is to meet the following criteria:

1. the use can be accommodated without damaging the amenity of nearby residents or of the area by reason of decreased light or privacy;
2. the use can be accommodated in a building consistent in its scale, use of materials and massing of individual elements with the established form and character of adjacent residential area;
3. the introduction of the new use will not lead to a loss of off-street residential parking provision.
4. the use does not lead to a material increase in heavy goods vehicles onto residential streets

10. Conclusion

On the whole, we feel the scheme will provide a valuable residential extension, with reduced impact to the surrounding area and neighbours in terms of a reduced imposing design. The proposal also provides a more attractive rear addition to that already in place.



REVISION:
REV A. - 09/07/12 - CLIENT AMENDMENTS

DRAWING:
EXISTING / PROPOSED PLANS AND ELEVATIONS

DATE: JUNE 12

PROJECT: REFURBISHMENT ACCOMPANIED BY SIDE RETURN EXTENSION

SCALE: 1/50, 1/100

CLIENT: MR J BAKER

CLIENT ADDRESS: 13 ARLINGTON ROAD LONDON NW1 7ER

DRAWING No.: P12-27

DRAWING SIGNED AND APPROVED BY:

PRINT NAME: **SIGNATURE:** **DATE:**

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