

DESIGN AND ACCESS STATEMENT

for



PROPOSED EXTENSION

to

28 Lawn Road, London NW3 2XR

April 2012

**Chouler Sandiford
51 Hempstead lane,
Potten End, Berkhamsted,
Hertfordshire HP4 2RZ**

DESIGN AND ACCESS STATEMENT

28 LAWN ROAD LONDON NW3 2XR

1.0 DESIGN

1.1 Existing Building

The existing property, of 28 Lawn Road London NW3 is a two storey detached house set within a small site probably constructed in the early 1930's.

It is sited at the junction of Lawn Road and Garnett Road, the front of the house faces west.

It has a small garage at the rear of the site which is accessed from the return road of Garnett Road.

The house is of a conventional construction and is finished with fairface facing brickwork to the ground floor storey and patterned and painted brickwork to the first floor storey. The roof is of a pitched and hipped construction and finished with plain tiles and with bonnet hip tiles.

There have been no previous alterations or extensions.

1.2 Proposals

It is desired to construct a small rear extension to house a small utility area. This will be sited adjacent to an existing brick built boiler house, although which is at a lower height, but which will be largely retained.

The external masonry finish will be in fairface facing brickwork to the ground floor storey to match the existing house and with rendered and painted finish above.

The roof will be part plain tiles and part flat roof to avoid major interference with first floor windows and to reduce the "bulk" of the extension.

The extension will be approximately 3.750m projection and 2.130m width.

The extension is at the rear of the house. It will not be visible from the adjacent property on the south side where there is a 2 and 3 storey wall built up to the boundary of that property.

The extension will be well screened from Garnett Road by a closeboarded fence 2.750m high surmounted by a tree extending around 5.000m high. See photographs attached.

Properties behind are set well back beyond a shared access way and their rear gardens and garages. Vegetation and a single garage within the subject property of 28 Lawn Road will also screen the extension.

2.0 ACCESS

There will be no additional personnel nor vehicular access ; the existing accesses will remain. There will be no access for the general public.

3.0 CONCLUSION

It is considered therefore that the proposals will be well screened from the roadway and have no impact on adjoining properties. The design will be sympathetic to the existing structure.

A series of photographs is attached.

Chouler Sandiford
April 2012.