

DESIGN AND ACCESS STATEMENT
IN RESPECT OF
SINGLE STOREY REAR EXTENSION TO
20 SOLENT ROAD, LONDON, NW6

1. GENERAL

This Design and Access Statement is prepared to assist in the planning process in respect of the proposed extension of this existing ground floor garden flat.

2. EXISTING PREMISES AND USE

The existing premises comprises of a 2 storey building previously sub divided into 2no. self contained flats. The subject property is a bedroom self contained flat located on the ground floor with full amenity access.

3. PROPOSED DEVELOPMENT AND USE

The proposed development is to extend the rear of the property with a single storey rear extension. The internal arrangements will be re modelled to form larger living accommodation along with the addition of a second bedroom. The remodelling of the building will provide better use of space all or most of which will be good useable space. The use is to remain as residential.

4. PROPOSED LAYOUT

The layout consists of :-

To the ground floor:-

Leading off the shared entrance hallway the entrance to,

Ground floor flat leading to hallway which gives access to the two bedrooms that will be contained within the main body of the house footprint. The hallway remains providing access to a large open living and kitchen, dining area 23m², lounge area.

A bathroom will be accessible off of the main entrance lobby and a secondary en suite will be provided exclusively to the main bedroom

This gives an overall usable internal floor area to this garden flat of 67m².

The upper flat is not affected at all by these proposals and as such there is no work proposed to the upper flat.

5. SCALE OF DEVELOPMENT

The proposed total usable floor space for the 1 no extended 2 bedroom flats to the ground floor totals 67m².

The amenity area to the rear for this garden flat will total approximately 50m²

6. EXTERNAL APPEARANCE

The external appearance will remain as existing. The materials for the windows and doors will match existing white UPVC. To the extension materials are to match existing and in particular detailing of pointing etc.

7. LANDSCAPING

The landscaping of the site will remain as existing.

8. ACCESS

a) Access to site and premises

Access to the site and premises will remain as existing. Access to the ground floor flat and first floor flat will be via the existing entrance door sited within the existing hallway staircase- there is no change of access proposed or required.

b) Parking

Parking will remain as existing with permit parking available

c) Road Layout

The existing road layout provides easy access to the site for both emergency services and the public. The site is also within easy reach of public transport provision.

d) Fire Escape and Access

Fire escape and access arrangements will be via existing Hallway and staircases and via escape windows.

9. APPRAISAL

a) Physical, Social and Economic Context

The proposed development will have no adverse effect on the environment and has been designed to be in keeping with the existing and other properties (mainly residential) in the area.

b) Consultations

None

c) Evaluation of Scheme

When preparing the drawings and following consultations with the property owner it was felt that these proposals would be acceptable not only to the Local Authority but should have no adverse effect on the environment or any adjoining owners. There is no loss of light to either this property or any others in the vicinity. .

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