

## **DESIGN & ACCESS STATEMENT**

### **19 Grove Terrace, NW5 1PH: Extension to existing garage in the rear garden**

12 March 2012

#### CONTEXT

19 Grove Terrace is a Grade II\* listed mid-terrace house built in c1780. To the rear of the house is a long narrow garden which terminates in a glazed roof garage that opens onto Grove Terrace Mews to the rear.

#### PROPOSAL

The proposal is for an extension to the existing garage structure, retaining the original structure in its existing form. The extension will be used for ancillary residential purposes. The proposed structure is 4.7m long in lightweight timber construction with a roof in man made slates. The elevation facing the house will be treated as a glazed conservatory elevation mirroring the arched openings in the existing brick wall to the garage.

The new structure is to be built inside the line of the existing boundary brick walls so that the form of the existing boundary walls is retained when viewed from the neighbouring properties.

#### ACCESS

There are no changes to existing access arrangements to the garage.

#### APPEARANCE

The proposal will be sympathetic with its garden setting giving the sense of a greenhouse at the rear of the garden. The proposed arched openings and pitched roof are appropriate to the setting of this listed property.

#### SCALE

The scale of the extension is appropriate to the size of the property and set well back in the existing garden. As a simple continuation of the form of the existing garage which is similar in scale to the adjacent garages it would be appropriate to the scale of the outbuildings on the adjacent properties.

#### IMPACT OF PROPOSAL

The proposed extension will have minimal impact on the main property or neighbouring properties and gardens due to its location at the rear of the garden. It is anticipated that the glazed façade will enhance the garden setting.