

Design and Access Statement for 6, Estelle Road, London NW3

Use:

6, Estelle Road was historically a 3 storey single dwelling that has been converted into 3 flats – this its present use.

The road, Estelle Road, is residential with both houses and flats and similar buildings to this property and are both family houses and flats.

The property lends itself very well to being enlarged as proposed in line with many similar extensions in Estelle Road, most notably N^o 4

Amount:

The proposals seek to create a single storey rear extension to enlarge the living area. The existing flat is currently 59m² gross in size and the proposals increase this by 14m² (basement) and 13m² (rear extension) giving a total of 86m² over two floors (ground and basement)

The result is a flat of 86m²

Layout:

The proposals retain the existing layout but add additional living space to the side and rear.

The design has created a scheme that has no overlooking issues with the neighbouring properties and ape the extensions to N^o 4.

Scale:

The proposals match in scale that of the existing street and the proposals are restricted to the rear thereby having no effect on the streetscape.

Appearance:

There is no change to the street scene and the materials proposed are those, which match the existing building

Access:

No alterations to either vehicular or pedestrian access are proposed.

There is no parking provision within the site and it is not envisaged the changes will alter the on street parking need.



Landscaping:

The existing garden will remain providing some amenity space as before.

