

# SITE SPECIFIC LTD

## DESIGN + ACCESS STATEMENT

28.11.2011

APPLICATION FOR SINGLE STORY REAR EXTENSION TO FLAT A, 14 ADAMSON ROAD LONDON NW3 3HR

### DESIGN

THE EXISTING LOWER GROUND FLAT AT NO 14 ADAMSON ROAD HAS A CONSERVATORY AT FIRST FLOOR LEVEL BELONGING TO FLAT B OVERHANGING PART OF THE TERRACE AT THE REAR. THIS CONSERVATORY MEANS THAT THE ROOMS TO THE REAR OF THE PROPERTY ARE IN SHADOW AND THE STRUCTURE LENDS AN OVERBEARING FEEL TO PART OF THE GARDEN.

THE PROPOSAL IS IN INFILL UNDER THIS CONSERVATORY WITH A SINGLE STORY REAR EXTENSION TO INCREASE THE LIVING ACCOMODATION AND TO ALLOW MORE LIGHT INTO THE REAR ROOMS. THE EXTENSION WOULD BE 3M IN DEPTH AND 3M IN HEIGHT IN LINE WITH WHAT WOULD BE PERMITTED DEVELOPMENT WERE THE PROPERTY TO BE A SINGLE FAMILY DWELLING. THE SIZES OUTLINED IN PERMITTED DEVELOPMENT HAVE BEEN USED AS IT IS ASSUMED THAT SUCH PROPOSALS HAVE MINIMAL IMPACT ON NEIGHBOURING PROPERTIES. THE GARDEN REMAINS SUBSTANTIAL WITH THE EXTENSION.

THE REAR AND SIDE WALLS WIL BE FINISHED IN MATCHING STOCK BRICKWORK.

THE PROPOSED SLIDING DOORS WILL BE IN ALUMINIUM TO MATCH THE EXISTING CONSERVATORY OVER AT 1<sup>ST</sup> FLOOR LEVEL.

PRE APPLICATION ADVICE WAS SOUGHT AND A MEETING WAS ARRANGED WITH MR CARLOS MARTIN ON THE 14/11/2011. THE PROPOSAL HAD A GLAZED ROOF HOWEVER THIS WAS AMENDED AS MR MARTIN SUGGESTED THAT A SOLID ROOF WOULD BE MORE FAVOURABLE AS IT WOULDN'T ALLOW LIGHT TO BLEED OUT AT NIGHT. MR MARTIN INFORMED ME THAT WITH THAT CHANGE, IN HIS OPINION, CONSIDERING THE SITING AT THE REAR AT LOWER GROUND, THE SIZE AND THE MATERIALS IT WOULD BE RECOMMENDED FOR APPROVAL. THE PROPOSALS ALSO INCLUDE THE REFURBISHMENT OF THE EXISTING FLAT TO BRING IT UP TO CURRENT BUILDING REGULATIONS.

### ACCESS

ACCESS TO THE PROPERTY REMAINS AS EXISTING