

1 Talacre Road London NW5 3PH

Design and Access Statement 10.10.11



General view of the application site from the rear garden

**Design Summary
(use and amount)**

The application is for the erection of a first floor rear extension to an existing single family dwelling house. The existing use is residential and no change is proposed to the use.

The gross external area of the footprint of the extension would be 17.5m².

Layout

The proposed extension would contain a new bedroom which is required for the family use. The bedroom would follow exactly the footprint of the existing rear ground floor offshoot.

Scale

The proposed extension is modest in scale and would only be 1.7m higher than the existing parapet walls surround the flat roof to the rear off-shoot.

The window to number 3 Talacre Road immediately adjacent is a stair window and consequently there will be no effect on the proposals to any habitable room.

There is a similar rear first floor extension at number 9 Talacre Road.

Appearance

The proposed extension will be constructed in traditional materials and construction techniques in keeping with the character of the conservation area. The materials and detailing will all be in materials to match those used in the existing house as detailed on the application form.

The extension will be finished in white painted render to match the existing rear extension and lower level flank wall. Windows will be painted timber traditional sliding sash windows

Landscaping

The existing front and rear gardens would remain unaffected by the proposed extension.

Access

Access both to the house from the public domain and to the upper parts of the house will remain unaffected by the proposed extension.

DVM Architects

4A Murray Street London NW1 9RE
tel 020 7485 2121 fax 020 7267 2527
email studio@dvmarch.com