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DESIGN AND ACCESS STATEMENT

In respect of a

Full Planning Application

For

Single storey rear extension, alterations to side windows/doors

At

14a Laurier Road, London NW5 1SG

This document has been provided
In support of a Full Planning
Application
Application submitted to
London Borough of Camden
By Hartleys Projects Ltd
Seeking Consent for
Single storey rear
extension, alterations to
side windows/doors

Introduction

This Design and Access Statement should be considered together with the drawings prepared by Hartleys Projects Ltd. This statement deals purely with the principles of design of this development.

Design Principles

The site is currently occupied by a Victorian 4 storey terrace building, with 4 no flats. 14 Laurier Road is part of the Dartmouth Park Conservation Area.

Proposal

The proposed application comprises a single storey rear extension to the existing garden flat, with new full width folding/sliding doors. Revised & new windows/ doors to side elevation. There are also internal alterations to provide a cleaner more usable layout.

Scale

Side Addition flat roof is 2.97m above existing rear ground level. It will be 6.06m wide x 4.1m deep at its deepest.

Appearance

The ground floor will be constructed with London stock brickwork to match existing, with powder coated aluminium folding/sliding doors. The repositioned and new side windows will also be in powder coated aluminium.

Access

The access to the property and garden will be unaffected by the works, and access to the rear garden will be via existing sliding concertina doors.

Consultation

The new extension is similar to that previously approved ref: 2010/1004/P. The neighbours at no.12 & 16 were consulted previously and had no objections to the proposals.

Conclusion

The materials and design have been chosen to match and enhance the surrounding properties, with internal changes made to enhance the usage of the space

IAN BOLT 07.01.2011

14a Laurier Road, London NW5

Supporting Photographs Local Extensions

26 and 30 Laurier Road NW5. Both are on the same side as 14. 26 is the furthest away building with the small white extension.



2 Laurier Road NW5 – Full width bi-fold doors across rear.



8 Laurier Road – although not at ground level.



14 and 16 Boscastle Road NW5 (at end of Laurier Road on the same side as 14). The infill conservatory plus extension relate to No14, and the black framed fully glazed infill relates to No16.



12 Boscastle Road NW5 – This is another fully glazed, visible, high-level extension.



20 Dartmouth Park Road NW5. The planning application was approved.
<http://planningrecords.camden.gov.uk/Northgate/PlanningExplorer/Generic/StdDetails.aspx?PT=Planning%20Applications%20On-Line&TYPE=PL/PlanningPK.xml&PARAM0=175554&XSLT=/Northgate/PlanningExplorer/SiteFiles/Skins/camden/xslt/PL/PLDetails.xslt&FT=Planning%20Application%20Details&PUBLIC=Y&XMLSIDE=&DAURI=PLANNING>



Similar approved schemes

- 2009/3414/P, for 14 Dartmouth Park Road London NW5 1SX, received permission for a full width glazed extension.
- 2008/3898/P 16 Dartmouth Park Road London NW5 1SX received permission for a full width glazed extension