

## **28 MAZENOD ROAD, NW6**

### **DESIGN + ACCESS STATEMENT FOR THE PROPOSED REAR EXTENSION TO THE GROUND FLOOR FLAT**

- 1.0 The flat is located within a three storey mid-terrace property on the west side of a residential street. There are two other self-contained flats located above, with all three units sharing the same street entrance door.
- 2.0 The current area ground of the floor flat is 64.5 sq.m: this is theoretically sufficient to be usable as a 2 bedroom/3person flat but in reality - because of the current disposition of the rooms - it is effectively only comfortable as a 2person/1bedroom flat. As the as-existing plan indicates, there is currently no single bathroom, merely a shower cubicle accessed via the kitchen, and a separate wc and basin in the centre of the flat - an arrangement which is clearly far from satisfactory.
- 3.0 The flat, which is currently being refurbished internally, has the potential with the proposed rear extension, and the new internal layout shown on the application, to become a 2 bedroom /4person flat: although this does not formally constitute family accommodation it would function very well for a couple with two small children. The total rear outdoor amenity area after the extension had been built would be approximately 49 sq.m. Alternatively the proposed layout also works well as a shared flat for two couples.
- 4.0 The area of the extended flat would be 75.0 square metres This is comfortably above the 70sq.m minimum set out for a 2 bedroom /4person flat in the Mayor's Replacement London Plan and all proposed room areas appear to be appropriate and comfortably sized for their function. The new bathroom is located at the centre of the layout and the new dining/kitchen area has been design so as to give far more open views than currently exist out into the west-facing garden.
- 5.0 The proposed extension itself incorporates a bay window with a seat and a low cill so as to further enhance the visual link with the garden, which on this property is located approximately 800mm below existing internal floor level. To break this level change into more comfortable steps and also to reduce the visibility of the extension from nearby properties, its floor level is set two steps down from that of the existing flat. Furthermore the proposal is to build an asphalted flat roof whose height would be approximately 1300mm lower than the abutment of the pitched roof of the existing rear extension at n°24 Mazenod Avenue with the main rear wall of that property.
- 6.0 The rear garden at present is rather barren and characterless, with no real fence in several locations on the boundary with n°30. A new fence is proposed as shown, as part of the proposals. Because of the orientation the extension would create no shading whatsoever of the garden of n°26 and only minimal shading of a small part of the rear path of n°30 in the early hours of the day.
- 7.0 Access to the property from the street would remain unchanged, Because of the existing internal steps in the corridor there is no wheelchair access to much of the flat; the two steps proposed to lead down into the extension would be comfortably sized for ambulant disabled use. The reconfigured external steps proposed down into the garden would create a far safer access for children to play.
- 8.0 Refuse storage would remain as it currently is and there is more than sufficient room for the council's recycling containers for separated paper, mixed waste, organic and garden waste to be stored near the relocated rear garden access door, and be put out at the front of the property on collection days.
- 9.0 In the light of the above points we and the applicants hope that their proposals to improve the internal layout of their ground floor flat and build a single storey rear extension as shown will be given favourable consideration by LB Camden and that this planning application will be recommended for approval.