

Design and Access Statement for Planning Application at 6 The Collection, 11 Bolton Road, London NW8 0RH

Introduction

The current proposal is based on a thorough investigation of the site, considering mainly aspects of any overlooking onto adjoining neighbours and vice versa.

Our proposed conservatory design and size have been discussed with the Duty Planning Officer, Mr John Sheehy, prior to submission.

Use

The existing house is a singly family dwelling terraced house which is one of a 15 newly built terraced house projects.

The proposal includes the erection of a conservatory extension on to an existing terrace while we are being mindful of the amenities area which still exists via a large roof terrace and general complex amenities area. This does not in any way impact any substantial loss of amenity area as discussed with the Duty Officer.

This need has been expressly requested by our clients to enable family disabled person space requirement to be achieved during holidays and this is the only area accessible via a level access common parts.

Layout

The proposed conservatory is accessible from the existing main living room area of the existing property as per the submitted plans and the usage remains unaltered.

Scale

The proposed conservatory does not in any way intrude on to the adjoining owner's privacy and overlooking and vice versa. The size of the proposed conservatory is proportionate in size to the existing property.

Appearance

The conservatory components/ framework will match to the existing in size, colour and texture.

Access

Access remains unaltered.

03 AUG 2010