



8 CLIFF ROAD, LONDON NW1 9AN

PLANNING APPLICATION

REAR MODIFICATIONS

PLANNING, DESIGN AND ACCESS STATEMENT

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CONSERVATION AREA

It is an end of terrace property immediately adjacent to a modern development.

The front elevation is an exposed brickwork facade with sliding sash windows. To the gable and rear elevation London stocks are used with sliding sash timber framed windows and doors.

There are no works proposed to the front elevation.

THE DESIGN PROCESS

The property is under freehold ownership.

It is currently configured as apartments to each floor level. The proposal aims to replicate the rear modifications carried out to the next-door property by providing increased amenity space to the lower ground, raised ground and first floor accommodation. Metal balustrades provide balcony access, roof terrace and direct garden access to the apartments. Included in the proposal is a lower ground floor rear extension to the rear garden. The property demise remains unaltered.

USE

The dwelling will be retained as a private apartment.

SCALE

The proposed modifications do not adversely affect the existing massing and form of the house. The rear extension is a modest and proportional extension limited to the existing rear of the house.

APPEARANCE

The proposal aims to provide a positive contribution to the building and its immediate context. Traditional construction methods will be adopted. No other works are proposed to the existing elevation.

LANDSCAPE

The existing gardens, to the front and rear, will be landscaped appropriately to provide a positive contribution to the overall redevelopment and street.

ACCESS

The existing dwelling, due to the existing level changes, allows restricted level access entry. Reasonable provision will be incorporated for assisted access to the ground floor shower room.

Access to the development for emergency services is unimpeded as the hierarchy remains conventional in understanding and the building allows individuals to easily orientate themselves and therefore aids escape.