

46 Pandora Road, London, NW6 1TR
Design and Access Statement
April 2010

Introduction

This Design and Access statement has been prepared to explain the proposed alteration works to 46 Pandora Road. The statement is to be read in conjunction with the application for Planning Permission and the associated drawings.

This statement takes into consideration the advice by CABI entitled "Design and Access Statement" as well as the RBK&C planning guidance

Site location, existing building and amount of proposed Development

46 Pandora Road is an of terrace house, comprising ground, first and second floor. At the rear there is a conservatory built in-between the sidewall of the closet wing extension and the party wall.

The application is for the replacement of the existing conservatory with a new conservatory as shown on the attached drawings and described below.

Layout

The proposal is to replace the pitched roof with a flat roof and two large size conservatory. The conservatory wall to the garden is also to be altered by extending the width of the brick piers and replacing the plastic fenestration with metal folding doors.

Scale

The scale, and width of the new conservatory do match the existing structure. The height will be slightly reduced.

Landscaping

No alteration works to existing landscaping are proposed.

Appearance

Any external alterations to the building are contained to the replacement of the existing conservatory.

The new brickwork is to match the existing London stock and the folding doors are to be powder coated.

Access

It is proposed to retain the existing accesses at the front and the rear

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