

**Hartleys Projects Ltd
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DESIGN AND ACCESS STATEMENT

In respect of a
Detailed Planning Application
For
Single storey rear extension
At
1 Torriano Cottages, London NW5 2TA

This document has been provided
In support of a Detailed Planning
Application submitted to
London Borough of Camden
By Hartleys Projects Ltd
Seeking Consent for
Single storey rear
extension

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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 semi-detached 2 storey single dwelling house.

The extensions to the rear will create a much needed large family kitchen/breakfast room with outlook over the rear garden via large double doors and a downstairs cloaks room.

Materials

The extension will be in white painted render to match the main house with white painted timber doors, with a zinc covered sloping roof

Size

We propose to retain part of the existing walls to the existing rear addition, the new section will be set 600mm back from the side of the existing house, as our previous approval.

The extension will be between 2.65m high at the front eaves rising to 3.3m at the parapet, and will extend to the rear garden at 7.0m long with a 1.5m gap to the existing rear garden wall. All contained on our clients land.

You will note the neighbours have submitted a similar proposal next door where we intend to utilise the existing and extended boundary wall, to enclose both properties.

Access

The current access to house will be unaffected by the proposals. Access to the rear garden will be via the new rear doors.

Conclusion

The proposed extension will be constructed in materials to match existing.

IAN BOLT 10.02.2010