

Our Ref no. 09302/DAS

22nd January 2010

DESIGN AND ACCESS STATEMENT for

8a Woodsome Road, London NW5 1RJ

DESIGN

The design and access statement has been prepared as supporting information accompanying the planning application at the above address for a proposed extension to the rear of the existing property.

The existing dwelling is a Victorian four bedroom semi-detached house in Dartmouth Park Conservation area.

It is proposed to build a new rear single storey extension to broaden the ground floor at the rear of the property to re-provide kitchen and dining area with access to the garden.

Part of the existing brick boundary wall, currently in poor order will be demolished and re-built in bricks matching existing to the top of the proposed extension wall.

CONTEXT APPRAISAL

No. 8a is one of a three storey family houses along the street of predominately similar design, set within a residential street built approximately 100 years ago. The most of the properties have been now extended to two or three stories to create more space to meet modern living standards.

All the properties have a small front garden/terrace with boundary wall and a larger garden/terrace at the rear.

The front elevations are of a pleasant 'Neo – Georgian' design comprising white render to the first floor level with London yellow brick above. Rear elevations are generally of very disparate architectural styles having been constructed at different times during the life-time of the street.

There is no off street parking.

SCALE OF DEVELOPMENT AND ACCESS

The scale of the extension has been considered in terms of its relation to the subject and neighbouring properties. The extension will not overshadow the neighbouring property.

The Scale of the proposal is proportionately in relation to the scale of the plot, providing useful kitchen area and access to the rear garden.

The main access to the dwelling will remain the same through the front doors and will not be affected by this application.

LANDSCAPING AND APPEARANCE

There will be no landscaping works as part of the proposal as the front and rear gardens are to remain as existing.

The elevations of new extension will be built in London Stock brickwork matching existing.
New rear folding/sliding doors will be of modern aluminium, double glazed and painted black.