

Design & Access Statement

14 Laurier Road London NW5 Garden Flat

February 2010

Context:

14 Laurier Road is a converted Victorian semi-detached terrace building with a garden flat, raised Ground and two floors above. Built around 1870 it forms part of a terrace of three buildings. Laurier Road is located in the Dartmouth Park Conservation Area. Brick extensions (3 storeys) have been constructed to the rear at a later date to accommodate the additional required space for the conversion of the buildings into flats.

Proposal:

The proposal consists of a change of layout from a two to a three bedroom flat with an extension to the rear to provide additional living area for a family. Following a meeting with the duty planner Bayard McKenzie on the 12th of November 2009 the suggested planning application criteria for an extension have been addressed as follows:

Design:

The proposed extension attaches itself to the existing brick extension on two sides and projects out from its façade by 1.5m. The extension is North facing and it is hoped that the glazed areas to the North and West and a roof light will enhance the quality of light for the family living area as well as represent a typical London terrace extension.

Impact on Neighbours:

The proposals for the extension have been discussed with the neighbours at No. 16, Chris and Sheena Alchen. At the meeting there have been no objections to the extension proposal. Mr. and Mrs. Alchen are also in the process of preparing a Planning application for an extension for their Maisonette. Equally on the other side, No. 12, the owner of a maisonette did not have any objections to an extension given that it is located at a reasonable distance from his building.

Size of Garden:

The garden measures thirteen metres in length from the existing extension and seven metres in width. We believe that the proposed extension does not impinge on the generosity of the garden.