

Design and Access Statement

8a Sandall Road NW5 2AP

Introduction and Use

I want to turn the property from a one bedroom to a two bedroom flat as part of the wholesale refurbishment of the property. As part of this work I want to build a single storey rear extension to be used as a second bedroom and make alterations to the existing layout and windows and doors to make best use of the space and create a home for sale. I understand that these proposals are subject to a party wall agreement and Building Control.

Amount

The layout of the flat at present is not ideal as it has a tiny kitchen with the bathroom off it. However the garden is a decent size and could easily accommodate the proposed extension which, along with the layout changes would result in a well proportioned property.

Layout and Scale

The proposed extension would mirror in size (i.e. footprint) the extension that has already been agreed by the Council at the adjacent flat at 10a Sandall Road. i.e. it would be the same length and the width would be the same as the existing double storied extension.

The building already has a double storied extension on the back. The first floor window in this extension faces sideways, not towards the back, so my proposed single storied extension would not have any impact on either the first floor flat or the top floor flat where I live. Even with this additional extension, there would still be a good sized garden. The garden will be landscaped.

The size of the proposed extension is for three reasons:

- It mirrors the length of the extension next door
- This area of the garden is very dark and virtually 'dead space' due to the extension next door, so little will be lost in real terms
- The width is quite narrow and since this will become the main bedroom for the property the length allows more space

I have had extensive discussions with Pauline Coulter, my neighbour at 10a Sandall Road, who is fully supportive of my plans and this application, as is Andrew Pavlosky the leaseholder of 8b Sandall Road.

Appearance

The property is part of the Batholomew Road Conservation area and I am keen that the extension matches, as far as possible, the materials used in the area and that it looks like it's always been there. That is why I have specified a sloping roof and use of slate tiles as well as second hand bricks to match existing as far as possible.

The Marley Eterit slate tiles were selected because they only require a 15 degree pitch rather than the minimum of 22 degrees of standard slate tiles, thereby minimising its height as much as possible. For this reason I have also reduced the height of the ceiling to the minimum of 2300 ml.

Safety Issues

The two sets of French doors provide escape opportunities in case of fire, and all new windows and doors will be double glazed and secured to maximise crime prevention.