

Design and Access Statement

PROPOSAL: Single storey rear extension

SITE: 4 Hemstal Road, London, NW6 2AN

Use: The property is a centre terrace Victorian house, which has subsequently been divided into three flats. It is located in the heart of West Hampstead with good access to transport, shops, and services. It is also very close to Kilburn Grange Park. The proposal is for a small rear extension to the ground floor flat which will also have the added benefit of allowing a roof terrace to the first floor flat.

Amount: The ground floor flat currently has a single storey addition which is suffering from subsidence. This is proposed to be demolished and replaced with the new extension, which although slightly larger, is in proportion with the property and will allow a ground level courtyard garden to remain.

Layout: The extension will allow the main bedroom to have an en suite bathroom which is much needed by its current owners. This would provide a more logical layout to the property as at present the bathroom is some distance from the master bedroom. The current extension is of inadequate height and size and is poorly designed and constructed.

It is proposed that the roof of the extension can be used as a terrace by the first floor flat adding much needed amenity space to this property as at present only the ground floor flat has access to a garden. The proposal would effectively allow the existing garden area to be shared whilst also providing a ground floor extension.

Scale: As above, the proposal is for a small extension which would fit with its surroundings and not have significant impact on its neighbours.

At present there are a number of roof terraces in the area and all gardens are overlooked by windows and balconies from surrounding properties. Therefore we believe that the proposal would not be detrimental to privacy.

Landscaping: No additional landscaping works are proposed.

Appearance: The extension would be constructed in a style, and using materials, to match the existing.

Access and Lifetime Homes Standards: As the proposal is only for a rear extension, access to the properties and access internally will be unchanged. At the rear the new extension would have a floor level to match the existing and therefore remove the current uneven steps down between main house and extension. The en suite will be laid out to provide as much space as practical for ease of access and will be capable of supporting adaptations such as handrails and the shower area is proposed to be a level access type. All controls fixtures and fittings will be sited between 450mm and 1200mm from floor level.

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