

## **DESIGN & ACCESS STATEMENT**

Prepared for: Mr Samuel Hayek  
Ground Floor Flat  
23 Maresfield Gardens  
London NW3 5SD

Date: 20 July 2007

Application Ref: 2007/2804/INVALID

Associated Ref: 2006/3608/P

### **SITE**

The property is located on the ground floor of a substantial detached house which was divided into 4 self contained flats some 20 years ago. The building is typical of many other properties in the street.

The Ground Floor Flat is comprised of 3 bedrooms and 3 bathrooms, with a large lounge/dining room and separate kitchen. It has the sole use of a large rear garden.

### **REASON FOR APPLICATION**

To provide a conservatory to allow additional space for social/recreational activities. The present lay out of the property is ideal for use as a family home, but there is only one area for eating/socialising/relaxing and the proposed conservatory will greatly alleviate this problem.

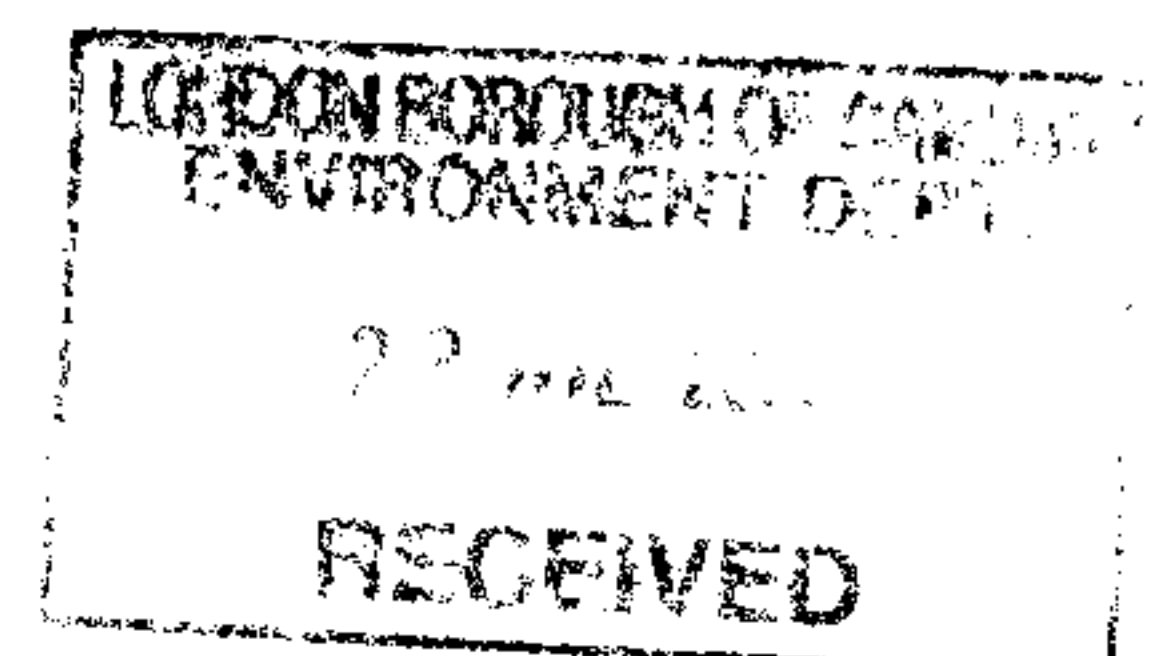
We do not believe that the proposed conservatory poses any detriment to the neighbouring property at 21 as it would be smaller than and not extend as far into the garden as the present out building at No 21. In addition, to the best of our knowledge this property is not used for residential purposes.

### **SCALE**

The area of the flat is 194m<sup>2</sup> and the proposed conservatory comprises an additional 15.7m<sup>2</sup>, which represents less than 10% of the existing area of the Flat. It does not impinge on the neighbouring house especially when considering the out building in the adjoining rear garden at No 21.

### **APPEARANCE**

The proposed conservatory will fit in with the existing ground floor appearance at the rear and will be smooth rendered and painted white. The existing fascia and lead dressing as well as the stone coping will be extended all the way around the new



building. The new windows will be white vertical sliding sash windows with stone subcills to match the existing building. The existing black painted iron balustrade surrounding the first floor balcony will not be altered, as previously confirmed to you. We also propose to incorporate a vaulted roof light to increase light into the new conservatory.

## **LANDSCAPE**

The proposed conservatory will not effect the amenity or landscape of the garden in any detrimental manner

With regard to operative planning policies, and the terms of your Council's decision in respect of Application Number 2006/3608/P, we have sought advice from both Counsel and planning consultants. Their findings in this regard are set out in the accompanying letter from the W R Davidge Planning Practice dated 19 July 2007.