

Design and Access Statement Ref: G

To support Planning Application for: 35 Falkland Road London NW5 2PU

Agent: Helen Wright 37 Beversbrook Road London N19 4QQ

The proposed work, to demolish a poorly built garden extension and extend the existing kitchen in to the side return, will have several benefits to the back garden scape of Falkland Road:

1/ The back of the property has been progressively developed and presents an unsightly series of different style of window and structures (See photo iii). The proposed work will demolish the unsightly 'shed' extension. Its design will harmonise the remaining extension with the rest of the back of the building. The masses of building will be more harmonious with the mass of the main house. Window and material styles will be matched to create a pleasanter view of the house from the back garden.

2/ 37 Falkland Road has an existing extension into its side return similar to that proposed for 35 Falkland Road (see Photo (i)). Rood line, window line and materials will be matched. This will enhance the view across gardens from 35 to 37 Falkland Road. The similarity of massing will also have a harmonising effect.

3/ The current side passage of 35 Falkland Road is an unused and unsightly space (see photo (iii)). The proposed white render wall on the party line will have a calm and uniform visual effect for the residents of 33 Falkland Road.

4/ We acknowledge that the proposed plan assumes a higher massing where the extension joins the main house at the party wall than might otherwise be desirable. We feel that it can be justified in this case as:

- (a) There is a wider than usual side return at 33 Falkland Road which means that the back window is further than usual from the party wall.
- (b) The existing wall offers little privacy between 33 and 35 Falkland Road. The proposed heightened party wall will increase privacy for both parties.
- (c) The existing garden party wall and paving stones are darkly coloured and light absorbent making the passageway gloomy. A white render will brighten the space.
- (d) The back window at 33 Falkland Road is a kitchen window of a small kitchen while the window facing the proposed side wall is a frosted bathroom window

5/ The existing extension is of poor quality construction with minimal thermal value. The proposed extension will increase the thermal values of the kitchen, reduce heat loss on the whole ground floor, and so lead to greater energy efficiency for the whole property.

6/ The proposed kitchen allows for a level passageway to a ground floor toilet thus increasing accessibility in the property.

7/ The garden is currently contaminated land (see reports attached) and cannot be used by them at present. The proposed works include decontaminating the garden which will enable the owners to use it as an amenity.