

DESIGN AND ACCESS STATEMENT

PROPOSED SINGLE STOREY REAR EXTENSIONS AT THE REAR OF THE SINGLE DWELLING HOUSE, at 61 PLATT'S LANE, LONDON NW3 7NL

1. Introduction

The Design and Access Statement (DAS) accompanies an application for the erection of a single storey ground floor rear extension to a single family dwelling house at 61 Platt's Lane, Hampstead, London NW3 7NL. The DAS has been written to meet the requirements of Article 4C of the Town and Country Planning (General Development Procedure) Order 1995 (as amended).

As this proposal is for minor extension to an existing single family house, some aspects such as the social and economic context are of limited applicability.

2. Design Principles and Concepts

The site has an area of 170m². The house is a terrace property in the Redington and Frognal Conservation Area. The quiet residential street is composed of predominantly Victorian houses.

The new rear extension will enlarge the lower ground floor area by 7 m². The new extension will have a length of 2.7m to match the existing original extension at the rear of the house. The length of the remaining garden will be then 16.5m.

The character of the extension will be in keeping with the existing house.

The main aim of the proposal is to create a more open, lighter space.

3. Layout

The proposed extension will increase the size of the existing house by 7m².

The depth of the proposed extension is 2.7m to match the existing original extended part of the building. The existing kitchen area is a small, quite dark space and not adequate for modern family requirements. The same can be said of the utility room / small toilet facility. The main view of the garden is currently from the utility area. By constructing a full-width of the house extension, the garden will become a part of this house and immensely improve the quality of the living space there.

4. Scale

The rear elevation is included with the application.

5. Landscaping

The landscaping of the site will stay the same.

6. Appearance

The design concept has been to create a simple single storey rear extension, which will considerably improve the quality of accommodation provided by the original house. The rear extension is not visible from the front and the alterations to the rear are minor not to change the general appearance of the house. The extension will be smoothly rendered and painted white to match the existing rear elevation.

7. Access

The access to the property will remain unaltered.