

Attn. Head of Planning
Development Control
Camden Town Hall
Argyle Street
London WC1H 8ND

10 APR 2007
10 APR 2007

10 APR 2006
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4 April 2007

DAS

Dear Sir

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Full Planning Application

Garden Flat, 21 Nassington Road, London NW3 2TX

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On behalf of our clients, Sophie Laphorne and Stephane Landers, we are pleased to submit this Full Planning Application for your consideration. We have submitted a Conservation Area Application under separate cover.

We attach:

A cheque in the sum of £135.00, to cover the application for a small residential extension;

5 No. Copies of the completed, signed & dated Planning Application Form;

5 No. Copies of the planning drawings as listed on the attached Drawing Issue Sheet together with Photographs of the rear of the existing building;

5 No. Copies of completed Certificate B and Notice No.1

DESIGN/ACCESS STATEMENT

The application is for a small single storey rear extension to an existing (lower) ground garden flat in the South Hill Park Conservation Area, representing an increase in the floor area of approximately 14.5 sqm. There is no increase in the number of existing flats within the existing property.

The dwellings to both sides of No. 21 have had similar rear extensions as indicated on the attached photo sheets, and we have paid particular attention to reducing the overlooking and loss of privacy to a minimum with set-backs to the front and sides of the proposed upper terrace.

The new rear addition is envisaged as an expansion of the living space to accommodate kitchen and dining area with attractive, high performance sliding/folding glazed doors...

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...along the west side to allow indoor/outdoor summer living, as well as views out to the garden. The extension is set back from the rear boundary to the Garden Flat to protect the privacy of the other residents to No. 21 Nassington Road using the shared garden area.

With regard the materials, we consider that a lightweight approach is appropriate, choosing western red cedar vertical board cladding and powder-coated metal sliding/folding glazed doors in order to maintain a visual separation with the original building without trying to compete or pastiche the existing.

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The roof will be clad in a single-ply membrane with paviors forming the private roof terrace to Flat 2/3, and painted metal railings will form the perimeter.

Whilst the newbuild extension is proposed at the same finished floor level as the existing Garden Flat, this flat is accessed via a set of paved steps down the side of the building. The changes in level between street and front door would make it impossible to install a mobility compliant ramp within the site constraints, but the opportunity to install a small scissor-type lift at some point in the future is not ruled out to comply with lifetime homes guidelines, enabling wider inhabitation in future circumstances, and the design of the rear extension would compliment this increased accessibility for the garden flat.

We trust that the above meets with your approval and look forward to hearing from you in due course.

Yours faithfully



Richard Hind
BA(Hons)Arch DipArch ARB RIBA

encs

cc. Sophie Lapthorne & Stephane Landers