

DESIGN AND ACCESS STATEMENT

PROPOSED ALTERATIONS AND EXTENSIONS AT THE REAR OF THE SINGLE DWELLING HOUSE, INCLUDING THE ERECTION OF TWO SINGLE-STOREY GROUND FLOOR REAR EXTENSIONS, FOLLOWING THE DEMOLITION OF AN EXISTING GROUND FLOOR BAY WINDOW AND REAR EXTENSION

1. Introduction

The Design and Access Statement (DAS) accompanies an application for a erection of two single storey ground floor rear extensions following the demolition of ground floor bay window and existing rear extension to a single family dwelling house at 38 Lambolle Road, London NW3 4HR. 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 extensions 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 287m². The width is 10 meters and the depth is 28 meters. The house is a semi-detached property in Belsize Conservation Area.

The rear garden is 10.6m long and has an area of 90m². An existing (not original) extension is 22m² and takes a large proportion of the small, north-facing garden.

By demolishing the extension, the garden will gain better proportions - as originally planned - and at the same time will make the interior of the house more attractive.

The proposed two new extensions will resemble the square bay windows at the front of the houses in Lambolle Road. The character of the extensions will be in keeping with the existing house, as all the new materials will match the existing. All the new brickwork will match the existing in colour and texture and the roof tiles will match the existing. All new doors and windows will match the existing in character.

The extensions will have no effect on neighbouring properties, as they will project towards the garden less than the existing extension.

The access to the property will remain unaltered.

3. Layout

The proposed extensions will minimally decrease the size of the existing house. The extension on the side of house No.40 (on the east side) will keep the existing opening for the bay window. To keep the character of the house as well as the original features, the existing windows W1, 2 and 3 will be relocated, while only window W5 will be newly constructed, to match the original. The enlarged dining room will cater for the needs of a large family. Replacing the existing window W3 with a new door D3, will create a nice

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vista of the garden from the front door to the house, as well as providing main access to the garden.

The extension on the west side of the house will replace the existing, but not original, single storey extension which presently is used as the kitchen.

The depth of the proposed extensions is 1.9m (internal dimension) to allow for access to the existing utility room (side extension) and also to allow for a good size family kitchen. By removing the wall between the existing breakfast room and living room, the house will become much more of an open plan space, therefore much better suited to modern family lifestyle. By making an opening between front and rear rooms we will allow more sun light to feel the space, as the rear of the house is north-facing.

4. Scale

Rear and side elevations are included with the application. The front elevation is unaffected by the proposed changes.

5. Landscaping

The landscaping of the site will stay the same.

6. Appearance

The design concept has been to create the extensions which will look as part of the original house. The eastern extension uses the original opening for a bay window. The western extension will, by being much smaller in scale than the existing rear extension, be much more complimentary to the main building. Most of the houses in Lambolle Road have rectangular bay windows at the front. The proposed rear extensions were influenced by them. As stated previously, the scale of the proposed extensions is in accordance with the scale of the original house. The other aspect of the design brief was to create a nicer more family-friendly garden, which will be achieved by demolishing the existing substantial single storey rear extension.

7. Access

The access to the property will remain unaltered.