

DESIGN & ACCESS STATEMENT

APPLICATION
PLANNING PERMISSION

TO
LONDON BOROUGH
OF CAMDEN

FOR
FULL PLANNING PERMISSION FOR EXTENSION
TO A FLAT

PROPOSAL
RE-BUILDING OF THE EXISTING SINGLE STOREY
REAR ADDITION WITH NEW INFILL SIDE
EXTENSION TO CLOSET WING AND INTERNAL
RE-CONFIGURATION.

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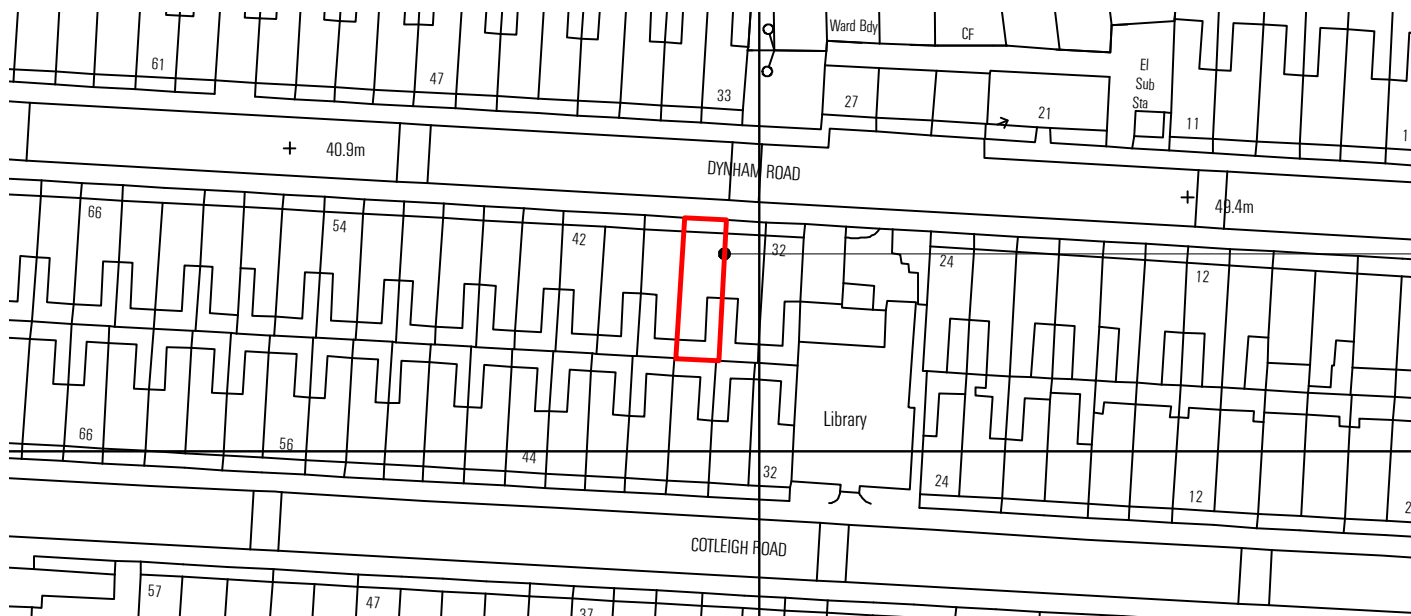
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INTRODUCTION

This Design and Access Statement has been created to accompany the planning application for a rear ground floor extension to the ground floor flat at 36 Dynham Road, London, just off West End Lane.

Proposal:

Re-building of the existing single storey rear addition with new infill side extension to closet wing and internal re-configuration.



ORDNANCE SURVEY MAP



AERIAL VIEW OF THE FRONT ELEVATION



AERIAL VIEW OF THE REAR ELEVATION

2.0

SITE ASSESSMENT

2.1 THE BUILDING

At present the layout of the flat has the living room to the front with the bedroom at the rear without access to the small garden.

Access to the garden is through the kitchen at the rear of the main part of the building and at present does not suit the clients desire to make better use of the amenity space to the rear.



REAR GARDEN LOOKING TOWARDS MAIN HOUSE



REAR GARDEN LOOKING TOWARDS END WALL

SITE ASSESSMENT

2.2 PLANNING HISTORY

36 Dynham Road London NW6 2NR

There is no planning history online for 36 Dynham Road.

There have been a few planning applications in the street that also seeks to extend to the rear and which allows the living space to relate better to the garden. These are listed below:

2013/4350/P

50 A Dynham Road London NW6 2NR

Proposal: Erection of single storey side extension at rear of existing ground floor flat (Class C3).

2010/3281/P

48 Dynham Road London NW6 2NR

Proposal: Erection of single storey rear extension and the installation of a dormer window and roof lights within the front roof slope, two roof lights to the rear and a rear first floor window to a single family dwelling (Class C3).

3.0

DESIGN

The proposal is to extend the building by adding a rear side extension between closet wing and the neighbouring boundary. The existing poor quality rear addition will also be re-built and connected to the new side infill to make a better living space for the flat. The design is such that a courtyard garden space will be created between the new extension and the rear of the main building in order to get light and ventilation to the rear room of the main building.

The extension is to be rendered the same as the existing rear addition, with powder-coated aluminium folding sliding doors for access into the rear garden space.

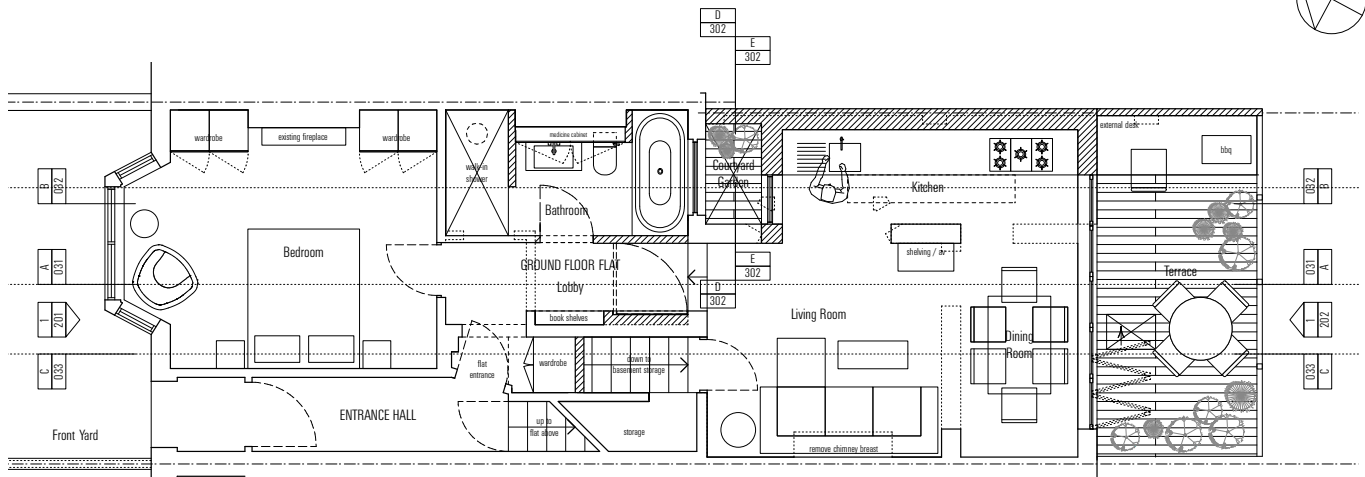
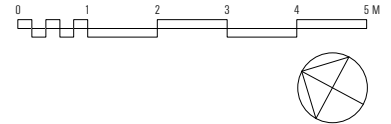
The proposal aims to be respectful to the local context and in line with the architectural aspirations set by Camden Council..



5.0

ACCESS

The proposed works would not affect pedestrian or vehicular access to the building as there is no changes to the existing entrance sequence..



GROUND FLOOR PLAN

6.0

CONCLUSION

The proposal seeks to increase the habitable space of this property and use of the garden amenity by the addition of a new rear side infill extension. The extension are in keeping with the scale of the existing building and planning policy.

Moreover, as the new extensions would be built to comply with current Building Regulations, they would improve the quality of accommodation within the property.

We therefore feel that we have taken care to ensure this proposal may be viewed favourably in planning terms.

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