

DESIGN AND ACCESS STATEMENT

24 PLATTS LANE, LONDON, NW3 7NS

DESIGN

The property is semi-detached and was totally refurbished in 2007 to provide a family dwelling house.

The property is in the Reddington and Frognall conservation area.

There is off street parking for three cars and a good quality rear garden and patio.

Since 2007 the family need for space has increased with the maturing of the young family.

The requirement is now for increased internal living space.

This can be achieved by infilling the patio between the houses.

There is an 1800 high timber fence between the properties in need of repair.

Mindful of the light issue the height of the extension has been kept to 3m within 2m of the boundary. This accords with the guidance for 'permitted developments'.

The extension is 5.7m x 3.64m in plan with a height of 3m within 2m of the boundary and 3.36m thereafter.

The sidewall on the boundary will be constructed of matching facing bricks and the rear wall rendered to match the house.

The extension of the brickwork above the fence line on the boundary will be 1.2m

ACCESS

There is no mobility access to the house. The proposed extension neither improves nor makes worse the access.