

Hartleys Projects Ltd
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DESIGN AND ACCESS STATEMENT

In respect of a

Detailed Planning Application

For

Part single, part 2 storey rear extension. Mansard roof extension

At

9 Reeds Place

London NW1

This document has been provided
In support of a Detailed Planning
Application submitted to
London Borough of Camden
By Ian Bolt

Introduction

This Design and Access Statement should be considered together with the drawings prepared by Ian Bolt. This statement deals purely with the principles of design of this development.

Design Principles

The site is currently occupied by a mid terrace 2 storey residential dwelling.

Design

The rear existing rear extension is to be demolished, new extension will be built in London stocks to match the existing building and surrounding buildings. The ground floor windows and doors will be crittal to match those next door, with white painted timber sash windows to first and second floors to match existing.

Scale

The height of the rear single storey addition has been designed match those adjoining the property at 3.07m high and 2.66m wide, and will project 1.3m beyond the 2 storey extension.

The 2 sotrey extension will be 2.59m deep (to match neighbours) full width and 6.64m high (to match neighbours).

Mansard roof extension will match No.8 Reeds place in height.

The revised floor layout incorporates a large family kitchen, with direct access to the rear garden. New bedroom and bathroom in mansard extension and study to first floor rear.

Access

The access to the property will remain through the existing front door, but the access to the garden will be via the new conservatory to the rear.

Conclusion

The materials and design have been chosen to match and enhance the surrounding properties, with internal changes made to enhance the usage of the space.

IAN BOLT 14.05.2014