

21 St Pauls Crescent London NW1 9TN

Design and Access Statement 06.06.14



General view of the rear of number 21 from the rear garden

Site Description

The application site comprises a 3 storey mid-late Victorian terraced house which.

The application property, number 21 is situated on the lower , ground and first floor.

Design Summary (use and amount)

The application is for the construction of a lower ground floor rear extension with roof terrace. The existing use is residential and the proposed use is ancillary to that use.

The gross external area of the proposed extension is 11m² .

There is therefore no intensification of use on the site

Planning History

There is no relevant planning history for the application site.

Layout

The proposed extension would form an enlarged living room/dining room opening onto the garden.

The extension is proposed to have a flat roof which would provide an upper ground floor roof terrace (although not full width to prevent overlooking) accessed from the rear upper bedroom.

There is a similar rear terrace (although not full width) extending into the garden.

Scale

The proposed extension is modest in scale and being single storey will not impact on the adjoining properties.

Appearance

The proposed extension will be constructed in yellow London stock bricks to match existing. At lower ground floor level the new sliding folding doors are proposed in grey aluminium. At upper ground floor level the new French doors

in the rear elevation would be more traditionally constructed in painted timber of section size and detail to match the existing timber profiles.

The proposed extension would have no negative impact on the street scene or conservation area.

Landscaping

The existing front garden would remain unaffected by the proposed extension.

There are no mature trees that would be affected by the works.

Access

Access both to the house from the public domain and to the upper parts of the house and the garden will remain unaffected by the proposed extension.

architect
Renato Papa

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