

## **Ground Floor Flat, 36 Ingham Road, London NW6 1DE**

### **Design and Access Statement**

November 2014

#### **1.0 Introduction**

1.1 This Design and Access statement has been prepared in support of the application to construct a rear, single storey ground floor extension, internal alterations and replacement of UPVC windows with painted timber sash windows to the front elevation.

#### **2.0 Context**

2.1 Ingham Road is entirely residential; some houses are single-family units whilst others have been converted into flats. 36 Ingham Road accommodates two self-contained dwellings, with a shared entrance hall off the street door. The ground floor is a two-bedroom dwelling that leads out into the rear garden. It is not located in a conservation area.

2.2 The property, like its neighbours is built of London stock brick (painted grey) yet its original timber sash windows have been replaced with white UPVC framed sash windows that detract from the original character of the neighbourhood. These windows have white painted surrounds. There is a timber entrance door with a rectangular fanlight.

#### **3.0 Use**

3.1 The property currently accommodates two self-contained dwellings. The street door leads to a shared entrance hall from which two doors directly enter the dwellings.

#### **4.0 Amount**

4.1. The current apartment has a gross internal floor area of 51sqm. The proposal increases this by 15sqm.

#### **5.0 Layout**

5.1 The rear part of the apartment currently provides a kitchen/living/dining space. The proposal extends and reconfigures this area with an appropriate light well. Access into the rear garden is only accessible from the ground floor flat. Internal alterations include relocating a large family-sized bathroom and an additional en-suite to one of the bedrooms.

#### **6.0 Scale**

6.1 To make internal alterations and extend the kitchen/living/dining area to ground floor dwelling by 15sqm. The extension is set back from neighbouring conservatory at 38 Ingham Rd. and the rear building extension to 34 Ingham Rd.

#### **7.0 Landscaping**

7.1 A portion of the garden will be lowered to form a patio to match the new level of the ground floor extension.

#### **8.0 Appearance**

8.1 The extended portion will have high performance glazing with sliding doors and a white render finished wall. The existing UPVC windows to the front elevation will be replaced with painted softwood sliding sash windows.

#### **9.0 Access**

9.1 Access to the house remains unchanged.