



Design and Access Statement

*16 JEFFREY'S PLACE
LONDON
NW1 9PP*

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fig 1. Location Plan

LOCATION

16 Jeffrey's Place, London, NW1 9PP is located in Jeffreys Street Conservation Area. It is not a listed building. The property is in a row of four storey modern town houses, built in the 1970s, of stock bricks.

No 16 Jeffreys Place sits in the middle of a small terrace of eight houses which are not easily visible unless seen from Jeffreys place itself (there are no long views).

The location is set behind more established streets (Jeffrey's Street and Ivor Street) and is a good example of 1970's backland development.

PROPOSAL

The proposal is for a single storey conservatory type rear extension and a terrace to loft floor level with a re-orientated rooflight.

The proposal has a minimal impact to the existing building and to the street (Jeffrey's Place).

The alterations are not visible from the street (see drawing no. 390-301-P).

There will not be any overlooking to other residential units.

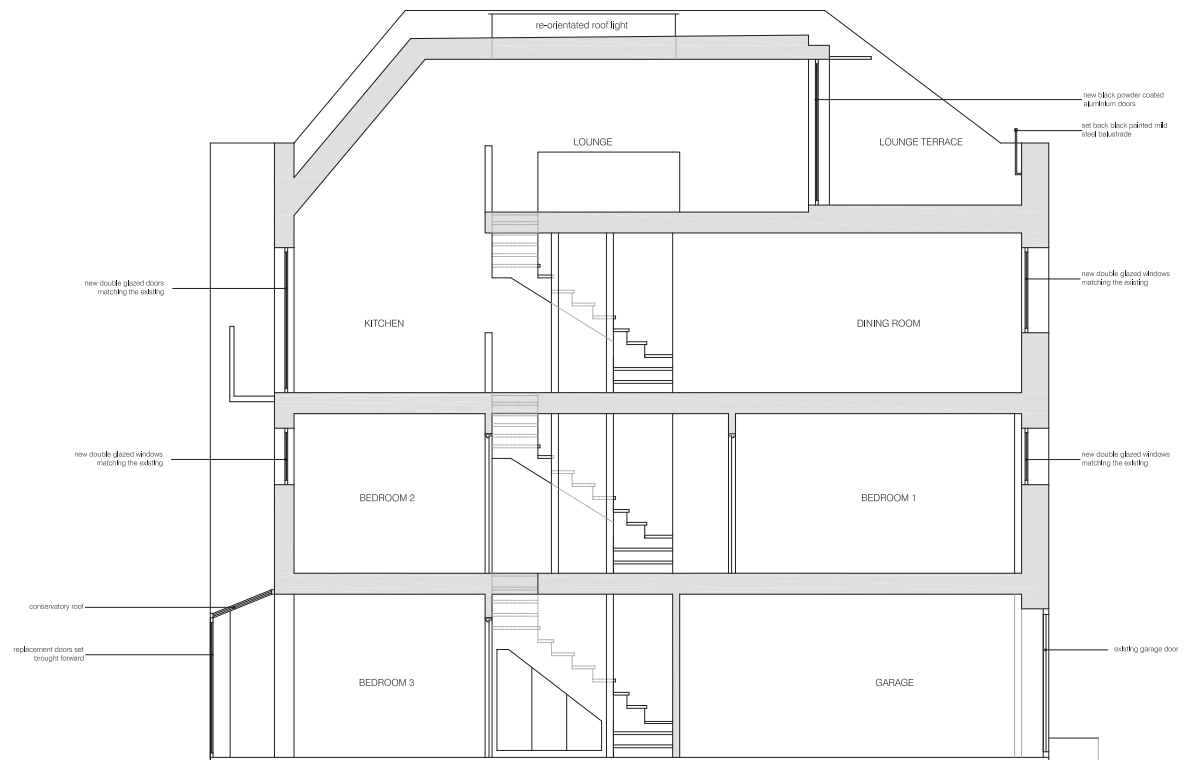


fig 2. proposed section (drawing no 390-300-P)

LAYOUT

The overall layout of the building is unchanged other than a new lounge terrace accessed from an existing loft level room.

SCALE

The proposal is in keeping with the scale of the building and has little impact on the adjoining properties or the conservation area. Because of the location and orientation of the building and the narrowness of Jeffreys place, the lounge terrace is unseen from street level.

APPEARANCE

The overall appearance of the scheme is in keeping with the design and appearance of the existing property and has little impact on the adjoining properties or conservation area.

ACCESS

The access to the property is unchanged.