

Flat 5, 16B Stucley Place, London NW1 8NS
Design and Access Statement.

1987 / D&A
11/12/13

A Access.

- 1.0 The existing access to the dwelling will be retained.

B Design.

1. The modified accommodation resulting from the first and second floor extensions will result in a large dwelling unit (formerly 1 bed; now 3 bed) which is suitable for family use, and is in line with Council policy to create additional residential accommodation.
2. The additional space will be formed on the site of an existing building, thereby optimising the use of existing land and developing it with the element of sustainability (in respect of access to existing amenities and services) all in accordance with Council policies.
3. The refurbished and extended dwelling will also be designed with sustainability in mind by providing a high level of thermal performance, low energy light fittings, and water efficient fittings.
4. The new extension will have no adverse impact on the amenity of any adjoining owner.
5. The first floor extension will be constructed in traditional brickwork, to match existing, and to respect the materials in the host building at that level.
6. The second floor (rooftop) extension will be constructed of large expanses of glass and lightweight metal cladding to differentiate it from the lower building mass and form an appropriate 'top' the building (in a manner similar to several adjacent properties in the vicinity).
7. The street frontage and side returns to the second floor have terrace zones on the perimeter to reduce the bulk of the new floor so that it is sympathetic in form to the host building, and made distinct from adjoining buildings and spaces.
8. The additional height of the property is appropriate in its context when considered relative buildings both behind and opposite..
9. The new rooftop addition will provide an element of architectural quality which will enhance the location.