

12-13 Stucley Place, London NW1 8NS
Design and Access Statement.

1913 / D&A
05/01/15

A Access.

1.0 The existing access to the property will be retained.

B Design.

1. The additional accommodation resulting from the second floor extension will result in the creation of two self-contained dwelling units (both 1 bed). This is in line with Council policy to create additional residential accommodation in the Borough.
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 second floor (rooftop) extension will be primarily 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).
6. The additional height of the property is appropriate in its context when considered relative to buildings both behind and opposite..
7. The new rooftop addition will provide an element of architecture quality which will enhance the location by improving the appearance of the existing ugly rooftop / plant elements.