

# **Design and Access Statement**

34 Sherlock Road, London, NW3 2HS

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## **1. Introduction**

The Ground Floor at 34 Sherlock Road is a 1 bedroom flat in a shared freehold Victorian Terrace house of 3 floors. The property is in the Mansfield Conservation Area.

The proposal is for a side and part rear extension to the property to provide an open plan living / dining / kitchen arrangement at the back of the flat benefiting from natural light and direct access to the garden.

This application has been put together to compliment and mirror to some degree an application submitted by 32 Sherlock Road.

## **2. Use**

The use of the flat remains unchanged; this will continue to be a private dwelling.

## **3. Amount**

The proposed alteration will add 24.7m<sup>2</sup> to the footprint of the ground floor.

#### **4. Layout**

The proposed side and rear extension allows for an open plan living/dining/kitchen area at the rear of the flat. The second bedroom in the front of the flat will become a nursery to allow the family space to grow.

The extension offers a more generous living space for the family, it takes advantage of unused space down the side of the house and allows a better visual connection with the garden.

The introduction of a courtyard provides light and ventilation to bedroom 2 and further improves movement and function of the ground floor.

#### **5. Scale**

The scale of the proposed extension is such that it is subservient to the main building. The size of the extension is consistent, in height and depth, with neighboring properties existing rear extensions (see Fig 1).



Figure 1 – Example of neighboring extensions

The request has been considered and constructed in light of conversations with 32 Shirlock Road, who have submitted a similar request for an extension to their property. By working together we have managed to ensure the plans prevent any negative impact on one another's outlook and daylight (Application number 2014/7885/P submitted on the 22<sup>nd</sup> Dec 2014).



Figure 2 – Existing rear extension

## **6. Landscaping**

The garden will be landscaped as part of the project.

## **7. Appearance**

The extension will be sympathetic to design principles within London and the Borough of Camden.

The building is in the Mansfield Conservation Area and as such the materials and aesthetics have been chosen to correspond with the context of the existing building. The brick will be that re-used from the existing property (yellow stock brick) with a slate pitched roof and felt flat roof. The proposal incorporates velux windows in the pitched roof to further enhance the use of natural light. This was considered to better meet the heat loss building regulation requirements than having a fully glazed roof.

## **8. Access**

The proposal does not have any impact on the existing access. No changes are to be made to the access to the main property or the existing shared communal areas.