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Design & Access Statement

34 Saint Albans Road, London, NW5 1RD**Prepared: 3rd February 2015**

Introduction:

This Design and Access Statement and the associated planning application and set of drawings collectively seek permission to extend the existing rear ground floor of the property located at 34 Saint Albans Road, London, NW5 1RD. It also seeks the addition of a small bike shed on the side passage way between 32 and 34 St Albans Road. The property is a detached three storey house built in 1912, and is set within the Highgate ward of the borough of Camden. It is arranged as a single family dwelling. The property is not listed but it is located within the Dartmouth Park conservation area. According to the conservation area appraisal the property is considered to be important to the character and appearance of the area. The proposed works will have not be visible from the public highway, and are confined to the rear side of the property only.

Amount, Scale and Volume of the Proposed Works:

The proposal is to construct a ground floor single storey rear extension, and for the ground floor internal layout to be opened up to create a more appealing and usable space. The proposals seek permission for the new extension to be the full width of the existing detached property. In terms of depth, the proposed extension would match the depth of the existing projecting single storey brick extension, which is located towards the west side of the property, and therefore should not have significant impact in terms of massing to the property located immediately to the west. With regards the impact of the new extension to the property to the east, the existing main rear elevation of number 34 sits back approximately 1.9m from the main rear elevation of the property located immediately to the east, and therefore even though these proposals are to create a new extension which is 3.9m deep, they will only project past the rear elevation of the neighbouring property by circa 2m. A clay tiled pitch roof is proposed for the new extension in order to match the existing main roof of the property.

Regarding the bike shed on the side passage between Nos 32 and 34 St Albans Road it will consist of a polycarbonate mono pitched roof between the garden party wall and the existing property side elevation wall.

Sustainability Credentials:

The proposals include new glazed patio doors and a new high level roof window, and these will all be constructed from high thermal performance double glazing. The new walls and roof construction will also feature high thermal performance insulation.

Design / Materials:

The extension is proposed to be of a high quality contemporary design. The external appearance of the walls will be brickwork to match the existing property bricks, (London stock). The wall to the side elevation (between Nos 32 and 34) will feature a new horizontal window at low level and will not overlook the neighbours. There will be a pitched roof with metal coping running around the perimeter. This roof will also feature a high level band of glazing to allow natural light to reach deep inside the property. The glazed elements will be double glazed, with metal framing. The exposed metal elements will be powder coated, (i.e. the coping and the framing of the glazed units).

Use:

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Company Number: 08277666
Registered office: 48 Parkhill Road, London NW3 2YP

The property use class will remain unchanged as a family house (i.e. C3).

Landscaping:

The proposals do not require for any trees to be removed. We do not therefore believe that the proposals will have any significant / detrimental impact on the landscaping of the rear garden.

Parking / Waste Collection / Access:

The works will not affect existing parking, waste collection, or access into the property.

Relevant Planning History:

We believe that the following council approved / consented applications are of a similar and relevant nature, and especially the most recently approved application which is for the property located immediately next door, i.e. number 32 St Albans Road, (the first application featured in the list below), whereby the depth of the new extension in that application extends out into the rear garden, to the same extent as what this application is seeking consent for as well.

Also on the number 32 St Albans Road has been recently granted an alteration to a similar side extension - to the side passage, between Nos 32 and 34 – as to what this application also requests.

- **32 St Albans Road**, London, NW5 1QU: Council ref: 2012/5947/P: Erection of a single storey rear extension, installation of two roof lights, replacement of existing balcony balustrade and alterations to balcony's access doors of existing dwelling house (Class C3).
- **32 St Albans Road**, London, NW5 1QU: Council ref: 2014/3334/P: Alterations to side gate, replace existing roof to side passage with aluminium/glass version, widen personnel gate to front boundary and reduce height of front boundary walls.
- **35 St Albans Road**, London, NW5 1RG: Council ref: 2007/2597/P: Demolition of existing single storey rear ground floor extension and replacement with a two storey rear extension to single family dwelling house (C3).
- **40 St Albans Road**, London, NW5: Council ref: 9200154: Erection of Single storey rear extension to dwelling house as shown on drawing numbers BBP 01B 02B and 03C.

Conclusion:

We believe that the information listed above and the associated planning application and set of drawings should provide the council with sufficient material to reach a decision, however please do not hesitate to contact me if you do require any further information.

Kind regards,

Carlos Foyedo