

Design and Access Statement

1 Somali Road London NW2 3RN

Rear Extension
Loft Conversion

19th January 2015

Proposal

Single storey rear extension and loft conversion. There are several similar conversions on the odd number side of Somali Road. All the roofs on the even number side of the street are gabled. The rear extension is intended to match similar works carried out at No 19.

Existing Property

This property is a two storey semi-detached house.

Neighbourhood and Streetscape

This house is typical of the street scene.

Design and Layout

The works have been designed in accordance with the Borough Plan and based on the following principles:-

The works, new materials and windows will match existing.

The proposal is within the borough guidelines and none of the proposed work should disturb the neighbours amenity.

No material changes of use are proposed, no underpinning or excavation will be necessary, no trees will be affected and no hazardous waste is involved.

No corner cutting has occurred to facilitate cheaper building costs. We have tried to mirror design elements that adjacent approvals have incorporated.

Heritage Assets and climate change

These alterations provide an opportunity to reduce carbon emissions and modify the absence of new insulation standards not required at the time of the buildings construction.

No significant conflict should occur between conserving the heritage asset and benefiting the property with sensible modifications.

Consulting neighbours

No discussion with neighbours has taken place.

Impact on amenity, outlook and privacy of neighbours

There will be no negative impact on the amenity or privacy of the neighbours.

Parking and Access

There is no off street parking to the front of the property. There are numerous bus routes close at hand.

Conclusion

The neighbourhood will not be subject to any extra disturbance. No removal of major landscaping is necessary and security arrangements have been maintained.