

## BELSIZE ARCHITECTS

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**Design & Access Statement – Rev. A (Wrap around window revision)****50 Lady Somerset Road, London, NW5 1TU****Prepared: 24<sup>th</sup> March 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 50 Lady Somerset Road, London, NW5 1TU. The property is a Victorian mid-terrace three storey house (with loft conversion), and is set within the Kentish Town ward of the borough of Camden. It is arranged as a single family dwelling. The property is not listed, and is not located within a conservation area.

**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 mid-terraced property. In terms of depth, the proposed extension would match the depth of the extension that the neighbouring property – at number 52 Lady Somerset Road – has been granted consent. In terms of height, the proposals are for a single storey extension with a flat roof (green roof).

**Sustainability Credentials:**

A green roof is proposed for the new flat roof. The new glazed patio doors; the new windows; and the new skylights will all be constructed from high thermal performance double glazing, and 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). There will be a green roof with a low level perimeter parapet wall, (featuring metal coping). 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:**

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 52 Lady Somerset 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. That application also features a green roof – as does this one.

- **52 Lady Somerset Road**, London, NW5 1TU: Council ref: 2014/4010/P: Erection of rear extension and side infill extension with raised boundary walls: Granted 2014/08/05
- **48 Lady Somerset Road**, London, NW5 1TU: Council ref: PEX0200644: Demolition of existing single storey conservatory extension and erection of a full width single storey rear extension, as shown by drawing number 01302/02, location plan and photographs: Granted 2002/09/09
- **46 Lady Somerset Road**, London, NW5 1TU: Council ref: 2011/6105/P: Erection of a single storey infill rear extension to dwelling (Class C3): Granted 2012/01/25
- **44 Lady Somerset Road**, London, NW5 1TU: Council ref: 2006/0248/P: Erection of a single storey extension to rear of dwelling house (Class C3): Granted 2006/03/09
- **42 Lady Somerset Road**, London NW5 1TU: Council ref: 2012/6043/P: Erection of a rear infill extension and replacement of a window with door to rear elevation of dwelling (Class C3): Granted 2012/12/14

**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