

RE: PLANNING APPLICATION AT 5 HEMSTAL RD NW6 2AB (ISSUE 2)

Design & Access Statement

The enclosed application concerns the enlargement of flat 4 by building on top of the ground floor rear extension & leaving part of the existing flat roof covered with a mono pitched roof..

Access to the flat will remain as at present i.e. via the main hallway.

The existing flat is narrow & long & the existing arrangement of rooms is less than ideal. Only 1 bedroom is provided at present, however the proposed increase in floor area allows for an extra bedroom & general improvement in flat layout.

External materials are to match the existing ones & painted timber sash windows are proposed which will be in keeping with a property of its age.

Refuse is collected to the front of the property as indicated & this arrangement will continue unchanged.

There is no off-street parking for this property at present & this arrangement will continue when the proposals are implemented.

The first application showed a terrace covering the remaining part of the flat roof in front of the proposed extension. This resubmission omits the terrace & thereby takes away one reason for objection i.e. a question of overlooking into the garden of No.5 Hemstal Rd & the gardens at 9 & 11 Dynham Rd.

The terrace could have also affected the flat at ground floor by virtue of sound transmission. At present the existing rear windows to the first floor flat are clear glazed. This latest scheme has windows which are closer to 9 & 11 Dynham Rd by virtue of building the proposed extension, however the lower part of the windows (i.e. 1700mm above the floor level & below are fixed shut & obscure glazed & the upper part of the windows are openable & clear glazed.

In conclusion the proposed new windows whilst being slightly closer to 9, 11 Dynham Rd decrease the overlooking possibilities due to the proposed openable areas & the use of obscure glazing at lower levels.

A flat roof with parapet is proposed over the extension. This feature is not unusual in the near vicinity, in fact the buildings opposite at 9 & 11 Dynham Rd have a similar feature whereby the parapet abuts the eaves level of the tiled roof without a full storey set down. This example appears to create a precedent & is also visible from the public domain & have terraces that overlook 5 Hemstal Rd & many other gardens.

My client doesn't feel that his revised proposals have a significant detrimental effect on the character & appearance of the property or the conservation area.

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