

ALMA COTTAGE, 20 ANGLER'S LA. LONDON. NW5 3DE

Design and Access Statement

The site is located on the north side of Angler's Lane and is part of Inkerman Conservation Area. The building is an end of terrace (Nos. 20 – 24 Angler's Lane) 3 storey dwelling house. It has a front garden secluded by high brick walls from the road and the rear gardens of the properties on Alma Street.

The proposal is to create a front extension at ground level matching the front building line (of the existing entrance and WC), which will incorporate a flat roof in level with the existing side boundary brick wall.

The proposed extension should not be visible from the road or neighbouring properties due to the high boundary, front and side walls and the flank wall of no. 21 Angler's Lane.

The extension would leave a decent size front garden (18.8m²) as amenity for the 3 habitable room house.

The extended house would provide more modern (living area - downstairs, bedrooms – upstairs) and better accommodation spaces (open-plan kitchen living - 27m², bedrooms min. 12.1m²).

The proposed materials and details of the openings will match the existing – white painted render to walls and white painted timber frames to windows and door.

There are no changes to the access to the house, however, internally, the gradient of the slope of the stairs improved to create an easier access between the floors.

There was a pre-planning inquiry by the owner, for a slightly larger extension, which was responded positively in a letter dated 11 July 2012, by Miss Lauren McMahon. (Your ref: CA/2012/ENQ/03162).