

	<b>17 Edis Street . Planning application</b> <b>Design and Access statement. Rev A - 27.04.2015</b>
	<b>Introduction</b> <p>This design and access statement has been prepared to accompany the application for Householder planning consent for a single storied rear extension and changes to fenestration including removing one double height window and installing another.</p>
	<b>Existing Context</b>
	<p>17 Edis street is a Victorian Terrace house in the Primrose conservation area. The House is part of a terrace with a uniform street façade below parapet level, and an eclectic mix of roof extensions. The rear / garden elevations have three storied outreach extensions, which have been altered over time with windows altered, extensions enlarged and changed and with roof terraces and roof extensions added.</p> <p>The outreach extension at 16 Edis street ( own by the council and divided into flats ) has been rebuilt in the 1970's with a new loft extension. The original sash windows have also been replaced with casement windows of differing sizes.</p> <p>At number 18 Edis street a double height extension has been built between the outreach extension and the rear garden wall, a loft extension added and alterations made to the fenestration,</p> <p>The rear of 17 Edis street has also been altered over time with changes to the fenestration. Double doors have been added at lower ground level and at third floor level , and a double height window installed at the rear of the outreach extension.</p> <p>Planning permission was granted in 2014 for a full width single storied extension and a loft extension.</p> <p>As with many London terrace house while the street frontage has a relative uniformity the garden elevations have been changed and altered over time, reflecting the lifestyles of the inhabitants. They have a picturesque massing which is both charming delightful .A perfect foil to the formality of the street façade.</p>
<b>2.</b>	<b>Planning History</b>
	<p>Application property:  PEX0000862 – Planning permission was granted on 27/11/2000 for the erection of a first floor rear extension for residential use and the provision of a roof terrace with metal balustrades at first/second floor level and formation of new access gate to basement level.  PEX0200713 – Planning permission was granted on 23/12/2002 for the erection of a mansard roof extension with tw dormers windows at front.  2013/8239/P March 2014  Planning permission granted for the Erection of mansard roof extension and single storey rear extension at lower ground floor and replacement of first floor rear window to residential dwelling house</p>
<b>3.</b>	<b>Proposed works</b> <p>The proposed works are to build a single storied extension between the outreach extension and the rear garden wall and changing the fenestration including the insertion of a new double storied window in the rear wall of the main house.</p>

<b>4.</b>	<b>Analysis and Justification of the proposed scheme.</b>
	<p>The new extension will only be single storied and nearly falls within the clients permitted development as the parapet wall adjoining number 18 Edis street is only 2500mm above natural ground level, the extension does not take up more than half the garden and extends less than four meters from the rear of the existing house. The extension would be the same size as the one that was granted planning permission in 2014, albeit in different position.</p> <p>The changes to fenestration namely the new double height window and the changes to the windows in the outreach extension will not be detrimental to the conservation area. We are omitting one existing double height window and installing another and introducing some corner windows in the outreach extension at ground and first floor level.</p> <p>The integrity and rhythm of the outreach extension retained and there is not increase in overlooking or loss of daylight or sunlight to the neighbours.</p> <p>The proposed extension will not have a detrimental effect on the existing outlook of the adjoining properties and therefore complies with policy</p>
<b>5.</b>	<b>Materials</b>
	The New extension will be constructed in brick to match the existing house.
<b>6.</b>	<b>Access</b>
	The Access to the house will remain unchanged
<b>7.</b>	<b><i>Cycle storage &amp; Transport</i></b>
	<p>There is no provision for cycle storage within the existing house. The site is in central London and as such is within the Cycle Hire zone. The nearest bike station is on Grosvenor Crescent or at London Zoo Car Park both within a 5 minute walk from the application site.</p> <p>The area is also well served by public transport with the Northern Line stations at Camden Town and Chalk Farm approximately 10 minutes walk away. Several bus routes also run near by to the site the closest being 2 minutes walk away.</p>
<b>8.</b>	<b><i>Parking</i></b>
	There is no provision for car parking on the site and the occupants currently enjoy the use of resident parking permits for parking within the local CPZ.
<b>9.</b>	<b><i>Refuse and recycling provision</i></b>
	Storage space for waste and recycling is made available within the kitchen area of the existing house. This will comprise of at least 60 litres of split storage bins for all elements of recycling and waste in accordance with the requirement of the environmental policies set by the Borough. There are also numerous recycling facilities within the local area. The nearest is at the top of Chalcot Road a 2 minutes walk away.