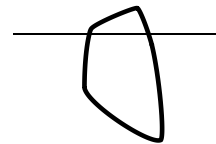


Design and Access Statement

Site Address: 21 Bracknell Gardens NW3 7EE
Date: 23 July 2015



1.0 Introduction.

The property is one half of a semi-detached pair (21 & 23) within the Reddington Froggnal Conservation Area and the application seeks to reapply for the lapsed planning consent 2011/3880/P.

2.0 Planning History.

Consent 20011/3880/P was granted for a loft extension including a staircase extension on the east side elevation. Since that application was approved it has been noticed that the two, rear, side elevation chimney stacks had been omitted from the existing and proposed application drawings. These errors have been corrected on the current application drawings.

In 2014 pre-application advice was sought for a larger development including a dormer window on the loft conversion, a side extension and a rear balconies. The advice received considered the side extension may receive support pending further detail but the other alterations were thought to be inappropriate.

3.0 The Proposed Development.

- Conversion of existing loft space to habitable accommodation.
- Insertion conservation style rooflights in front & rear elevations.
- Extension of existing staircase enclosure to serve loft conversion with pitched clay tile roof over.
- Raise side chimney stack to accommodate roof over staircase extension.

4.0 Design Considerations.

The external construction will use traditional building techniques and materials to match the existing and the rooflights will be a conservation style with a central glazing bar and recessed flashing detail. The staircase extension roof height will be subservient to the main roof ridge.

5.0 Impact of the Proposals on the Amenity of Adjoining Owners.

It is not considered the development will have any impact on the amenity of the adjoining owners; the rooflights do not overlook neighbouring properties and because of its orientation any additional shadow from the staircase extension will fall over the applicant's property.

6.0 Impact of the Proposals on the Conservation Area.

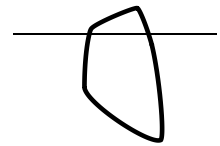
The staircase extension can be seen from the street but the modest increase in volume will go unnoticed due to the existing irregular building form and variety of ridge heights.

7.0 Inclusive Access.

The loft conversion will have no impact on the current inclusive access arrangements.

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Front Elevation



Rear Elevation

H A N O M A N A R C H I T E C T U R E & D E S I G N L t d .

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