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**DESIGN AND ACCESS STATEMENT**

In respect of a

Full Planning Consent

For

Single storey side extension.

Rear extension to rear basement, under existing rear garden, including  
glazed side return.

New rear double doors.

At

26 Dartmouth Park Avenue, London NW5 1JN

This document has been provided  
In support of a Detailed Planning  
Application submitted to  
London Borough of Camden  
By Hartleys Projects Ltd

## **Introduction**

This Design and Access Statement should be considered together with the drawings prepared by Hartleys Projects Ltd . This statement deals purely with the principles of design of this development.

## **Design Principles**

The site is currently occupied by an 4 storey semi-detached single dwelling house.

The is statement is written in support of a single storey side extension providing a new ground floor utility room with access to the proposed new extension at rear lower ground floor.

## **Planning History**

8700901 10-04-1987

Change of use of the premises from a residential dwelling house to a guest house/hotel as described in the letter dated 6th April 1987.

## **Scale**

Side extension full width at 1.73m wide, set back 2.0m from the front of the existing building, 9.9m long and 3.3m high to top of new parapet.

Rear extension is set under the existing rear garden and around the existing courtyard/access steps.

## **Materials**

New London stocks brickwork to match existing, with white painted timber doors, with fully glazed roof over sections of the rear extension.

## **Impact**

The extensions will have no perceivable impact on neighbours. The rear extension will be set under the garden with minimal glazed pitched roof, and the new side extension will be set inside the existing high boundary wall.

## **Access**

Access will be via the existing front door and the relocated ground floor side extension door.

## **Conclusion**

The internal alterations have been chosen to enhance the layout, but to retain most of the original features.

IAN BOLT