

DESIGN AND ACCESS STATEMENT IN RELATION TO THE APPLICATION FOR THE EXTENSIONS TO FLAT A 23 MACKESON ROAD LONDON NW3 2LU

USE

State what the proposed new buildings and spaces will be used for and explain why.

- Extension to an existing flat

AMOUNT

State how many buildings you are proposing and amount of floor space. Explain and justify the amount of development proposed and how this will be distributed across the site.

- The drawings adequately describe the proposals.
- The proposals add 13M2 to the existing flat.

LAYOUT

State how the new buildings and spaces will be arranged, what the relationships between new buildings and spaces and existing buildings and spaces will be, both private and public and both within the site and surrounding area. Justify the layout proposed.

- The drawings adequately describe the proposals.

SCALE

State how big the new buildings and spaces will be (height, width and length in metres), if outline this can be the upper limits. Justify the proposed scale(s).

- The drawings adequately describe the proposals.

APPEARANCE

State what the new buildings and spaces will look like. Explain and justify the appearance of the proposed development and how it will relate to its surroundings. Information on materials, sense of place, lighting and design should be included.

- The drawings adequately describe the proposals.
- The LPA will note that great care has been taken to safeguard the amenity of the occupiers of the adjoining property to the west by using obscured glass in the glazed screen and by keeping the side extension to a minimum in width.

LANDSCAPING

Describe how the development will be landscaped (hard and soft) for all open spaces, both private and public in your proposal and how the landscaping will be managed.

- Not applicable

ACCESS (A)

State how the site relates to the surrounding road layout and public transport as well as any footpaths, cycle ways or other transport connections in the area.

- The property will front onto a minor road giving ready access to the main road.
- The main road has adequate bus services to tube and main line stations



ACCESS (B)

State how your proposal has considered all potential users regardless of age, disability, ethnicity or social grouping.

- The proposals will not discriminate against any potential users regardless of age, disability, ethnicity or social grouping.

JOHN STEBBING 20.11.15