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Design and Access Statement

for

Ground Floor Side Extension

to the property known as

**The Wedge
76 Lissenden Mansions
Lissenden Gardens
London
NW5 1PR**

In support of the

**Full Planning
Permission Application**

December 2015
Ref.: NB/1405.5

Structural Consultant: Martin Moore BSc CEng MICE MStruct

Nigel Bird Architects is the trading name of Nigel Bird Architects Limited, a company incorporated in England and Wales under the number 7734824
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Design Statement

1. Introduction

The existing property is a three floor garden flat annexed to a five storey terraced residential building.

2. Brief and Proposal

The flat has previously been extended to the side. The applicant seeks to extend the existing side extension in order to house the boiler and provide access to it directly from inside the house, improving the quality of occupancy.

The applicant also seeks to replace the access hatch to the roof with a non-opening obscured glass rooflight in order to introduce more natural light and improve the quality of occupancy.

3. Layout

The layout of the existing floor remain generally as existing. The extension will give an additional space for housing the boiler internally which is currently accessed externally from the garden.

4. Amount, Scale and Form

The proposal will have no visual impact from the street, as the extension works are to the side only and obscured from the street by way of angled walls, a garden gate and hedgerow. The 32.7m² ground floor will be extended by approximately 2.7m².

The extension has no window openings except for a rooflight to introduce natural light.

5. Appearance

The proposed side extension will match the appearance, form and scale of the existing side extension, such as the external facing brick walls and a lead sheet roof as per the previous permission 2012/4470/P.

6. Landscaping

There are no changes proposed to the garden at the rear of the property.

Access Statement

Street access to the flat is to remain as existing.

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