

DESIGN/ACCESS STATEMENT

PROPOSED: Single storey rear extension at the lower ground floor level with alteration and refurbishment work.

At

117A Fortess Road, London NW5 2HR

For

Sig. Davide Renna

Prepared By

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Background

This Application follow the Pre-Application Proposal Ref. 2015/5574/PRE.
The LPA revised proposal was acceptable.

The revised proposal was considerate acceptable following comments:

The proposed extension is considered acceptable in principle complying with relevant policies listed above in the adopted 2011 Local Development Framework Core Strategy and Development Policies.

The proposed rear extension would result in a full width extension at the lower ground floor level. The rear terraces generally have three storey closet wings and have not witnessed development adjacent to the closet wing flank elevation. The proposed rear extension would not project to the depth of the adjacent closet wing maintain a semblance of the existing character but ultimately would be a departure from the existing established trend.

Design guidance in CPG1 considers rear extensions should be design to be

- *Secondary to the host building*
- *Respect and preserve the historic pattern and established townscape, including the ratio of built to unbuilt space.*
- *Allow for the retention of a reasonable sized garden.*

The submitted plans are not dimensioned however it is considered the depth and height of the extension is not greater than 3m. The location of the proposed extension at lower ground floor level, the height of the adjacent boundary wall and the proposed depth of the extension set in from the existing closet wing rear build line, are considered to result in the extension appearing secondary to the host building. The modest impact to the overall built form and reasonably sized garden retained as result of the extension comply with Development plan policy DP24.

No external plans have been submitted but there would be expectation that the rear sliding door and roof light would be constructed in a style reflective of the existing character and constructed with timber.

DAS headings

1) Amount

- a.i) The property is a Victorian Terraced house arranged over four levels. The property address is 117/A Fortess Road, postcode NW5 2HR within the Borough of Camden.
- a.ii) The existing flat has a total habitable floor area of 71sqm including storage areas.
- a.iii) The proposed rear extension will add 9 m2 habitable floor area, and 18 m3 gross volume to the ground floor. This is a total habitable floor area increase of 10%

2) Layout

- a.i) The proposal is to change and improve the overall layout in particular to add a single bedroom, increase the size of the master bedroom and extend at the rear the property to create space for new kitchen and to expand the existing living room.
- a.ii) To extend the kitchen we are looking to add at the property with a single storey extension for a full width of 3.0m. The existing wall dividing the Kitchen / Single bedroom will be retained as will be retained the same opening facing the garden providing an uncompromised spatial distinction and structural support.
- a.iii) The resulting space will simply add a new Kitchen / Lounge / Diner.

3) Scale

- a.i) The proposed extension will only increase the property's scale modestly as described above. The 3.0m extension depth allowed within planning development rules has been comfortably met. The total height is 2.7m so it will be within the restriction of 3.0m.
- a.ii) This demonstrates that the proposal is comfortably within the scale of development considered appropriate for residential extensions.

4) Landscaping

- a.i) There are no landscaping proposals involved with this application and only an update of pavement of the garden.

5) Appearance

- a.i) The facing brickwork employed in the main building will remain unaltered in order to create a visual continuity between the old.
- a.ii) The 3.0 m width of the new West-facing façade will be fully glazed with sliding glass doors. To the North/South-facing side of the extension will also be rendered to create a smooth surface for the interior. In conjunction with the sliding glass door we proposed n.1 roof lights placed on the new kitchen will enable a much greater degree of natural light to enter the space and in the living room.

6) Use

- a.i) The existing residential use of the property will not be changed by the proposed works and it will be converted from one to two-bedroom flat.

7) Access

- a.i) Access to the rear garden will be from the proposed rear face of the extension via the sliding glass doors mentioned above.
- a.ii) The front access to the property will not be in any way affected by the proposed works.

Pier Matteo Perazzini

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