

37A Bassett Street
London
NW5 4PG

FEBRUARY 2016

Design and Access Statement

1. The planning application relates to alterations to a Victorian terraced house in NW5. Specifically the works comprise: a single storey side extension with a backyard.
 - A new single storey side extension to accommodate a new kitchen/ dining/living area.
2. In formulating our proposals we have been mindful of similar extensions in the immediate vicinity and in the near environmental context.

Use:

3. The proposed extension would provide enlarged kitchen and dining accommodation.
4. The use proposed by this application is not any different to the existing situation i.e. residential dwelling. The surrounding properties are all in residential use and such a use is therefore appropriate in this location.

Amount:

5. The amount of development proposed is very similar to that which is displayed by the neighbouring properties either side and at the rear of the application property.

Layout:

6. The proposed layout makes the most of the opportunities which exist at the site. By reconfiguring the general layout and forming the proposed extensions, a large, lighter, and better configured space is created.
7. The house is a terraced property where a wide variety of similar developments by way of rear extensions at ground floor exist in the vicinity.

Hence, we regard our proposals to be in keeping with the local character of this area.

Landscaping

8. The proposal is not of a scale or type to require specific structural or detailed landscaping.

Appearance:

9. All materials to be used in the construction of the extension have been carefully thought out in consideration of the surroundings.

The materials are as follows:

- Flat roof with architectural flat neo rooflights
- Doors & Windows: Painted timber and powder coated aluminium
- Exposed brickwork: London stock bricks

Access:

10. All access to and within the property is to remain as existing.