

28 HOLMDALE ROAD, LONDON NW6

DESIGN AND ACCESS STATEMENT FOR PLANNING PERMISSION.  
APRIL 2016

Site location

This planning permission application refers to the proposed extension of Flat A, 28 Holmdale Road, London NW6

Building features and history

The property is a ground floor and basement maisonette of a red brick Victorian terrace. The property is not listed and does not sit within a Conservation Area.  
The new extension faces South West.

Proposed Development

The proposed side infill and rear extension (lining up with existing bay), creates an ensuite master bedroom for the 3- bed flat.  
There are no changes to the front of the property; all changes are at the rear.  
The scope of the application is shown in the attached drawings.

Access

The existing entrance from the street to 28 Holmdale Road will not be affected by the works. Access to the garden from the ensuite master bedroom will be at the rear.

Design Approach

The proposed rear elevation follows the rear line of the existing bay of the building. The scale of the glazed doors and architectural elements are sympathetic to the rest of the elevation as well as neighbouring buildings. The proposed rear elevation forms a continuous and harmonious elevation along with 26 Holmdale Road. This infill also ensures there is not a narrow "corridor" between 26 and 28, at the rear.

The new glazed casement doors and roof light maximise the amount of daylight in the space, and provide increased thermal comfort, thereby improving the efficiency of the building.

The proposed façade uses brick to match existing, and understated glazed doors which maintain a sensitive approach to the façade.