

# **Design and Access Statement**

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**14F Arkwright Road London NW3 6AA**

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Single storey front extension ground floor  
Single storey rear extension @ second floor  
Canopy over entrance

12<sup>th</sup> May 2016

## **Proposal**

Single Storey ground floor front extension and insertion of canopy over entrance area. There are similar canopies applied to this type of town house design in the surrounding area. (Photographs available) Second storey rear extension.

## **Existing Property**

This property is an end of terrace town house.

## **Neighbourhood and Streetscape**

This property is atypical of the street scene.

## **Design and Layout**

The works have been designed in accordance with the Borough Plan and based on the following principles:-

The works, new materials and windows will match existing.

The proposal is within the borough guidelines and none of the proposed work should disturb the neighbours amenity.

No material changes of use are proposed, no underpinning or excavation will be necessary, no trees will be affected and no hazardous waste is involved.

No corner cutting will occur to facilitate cheaper building costs. We have tried to mirror design elements that adjacent approvals have incorporated.

### **Consulting neighbours**

Discussion with neighbours has taken place.

### **Impact on amenity, outlook and privacy of neighbours**

There will be no negative impact on the amenity or privacy of the neighbours.

### **Parking and Access**

There is off street parking. There are bus routes to hand. Hampstead, Finchley & Frognal and Finchley Road stations are within walking distance.

### **Conclusion**

The neighbourhood will not be subject to any extra disturbance. No removal of major landscaping is necessary and security arrangements have been maintained.