



Full Householder Application

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111 The Bon Marche Centre,
Ferndale Road,
London,
SW9 8BJ

020 3239 0877

Revision

Notes

Project Code

MP_470

Client Name

Tom & Kirsty Spellman

Project Address

77 Clarence Way, Camden Town, NW1 8DG

Project Issue Date

02/06/2016

Full Planning Application for Rear Extension - Design & Access Statement

Project Description (Proposed Works):

General: The property is situated within the Harmood Street Conservation Area, on a stretch of Clarence Way consisting of two-storey early Victorian terraced houses. A wide range of rear extensions have been constructed to the properties over the years, but the frontage has largely remained unchanged.

Specific: 77 Clarence Way is typical of the street, with a relatively large rear garden. It has a half-width two-storey rear extension providing a galley kitchen and upstairs bathroom. The property also has a lean-to glazed extension, which is included as part of the ground floor living space.

This proposal includes a new two-storey side infill extension to replace the existing lean-to. The proposed works would not be visible from the road. It will be connected to a neighbouring two storey high flank wall and would not extend back any further than the existing extension. Therefore the proposal would have virtually no impact on neighbouring properties.

Form and Scale:

The proposal is for an `in-fill` two storey rear extension, which has been designed with a flat roof and it extends within the line of the existing property wall. The proposal is 3628mm from the original rear elevation, it is stepped back 250mm from the end of the neighbouring two storey extension and 825mm from the properties own two storey side extension rear elevation. The width is 2228mm and the height at the top of the flat roof is 4940mm. Part of the current kitchen wall will be removed to produce an open plan kitchen and living room with a glazed door onto the rear garden. On the first floor one more bedroom will be located in the new rear extension. The staircase between the two landings will be levelled by moving the overall staircase in the direction of the entrance door per circa 200mm. Other minor changes in the design will allow a new small storage area on the landing. Two rooflight windows will be added above the existing rear bedroom and one more above the staircase to improve natural light into the rear of the dwelling.

Landscaping:

The proposed extension will be built over a current paved patio, and have no impact on the soft landscaped garden area. It will not overlook or shadow neighbouring properties or their gardens. A new drain will ensure sufficient rainwater drainage.

Facade and Appearance:

The proposed rear extension will be of a contemporary design with grey metal cladding above a new glazed sliding doors with thin metal frame to the rear. The flat roof will consist in a light grey fiberglass finish or similar. The appearance of the proposal will reflect its subordinate nature in relation to the host property by using a different materials. Aluminium glazing has been chosen for its durability and good thermal qualities.

Property Access:

Please note that no highway or public footpath is affected by this proposed development; no changes will be made to access of the house.

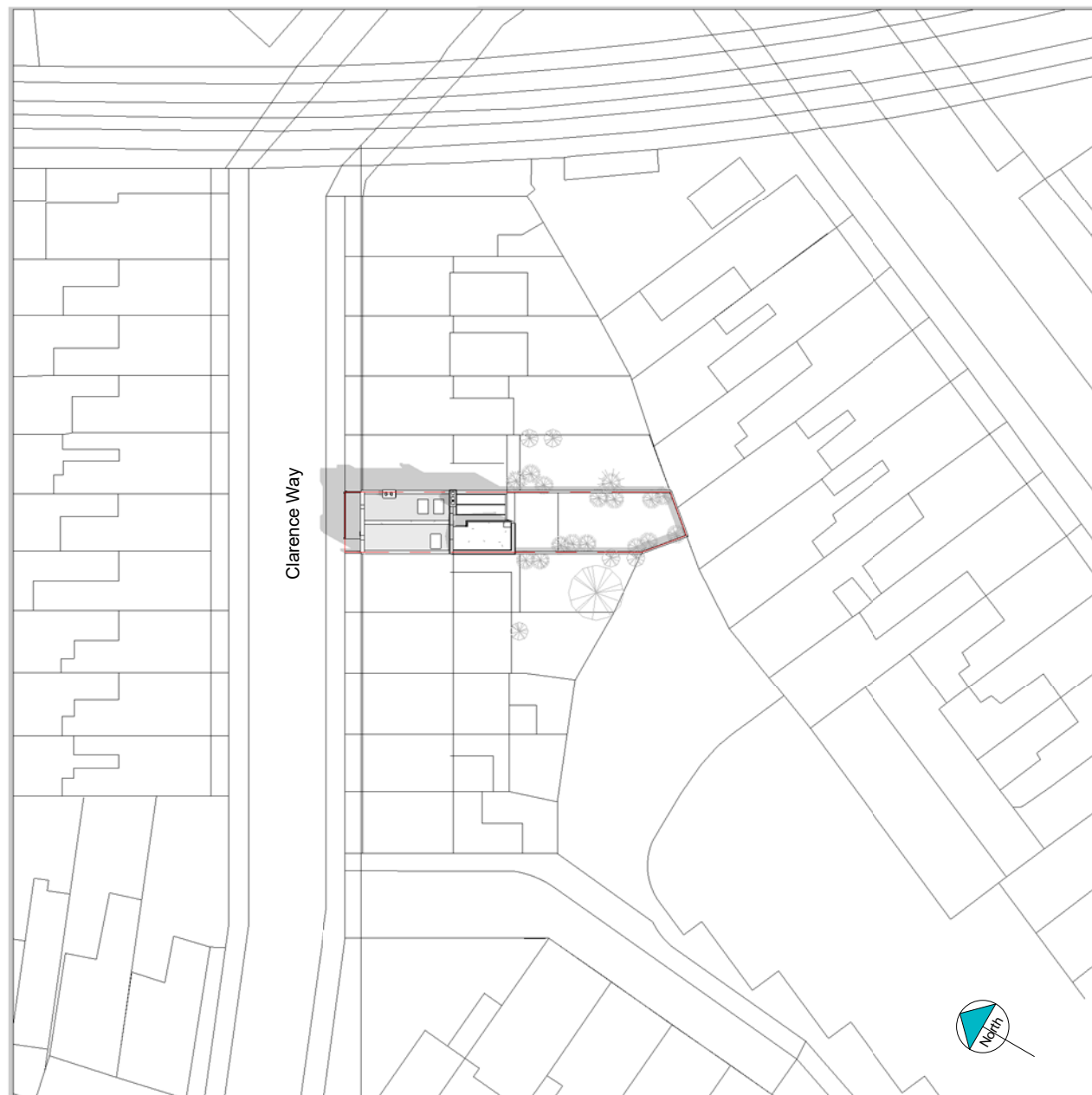


Existing Front View



Existing Rear View

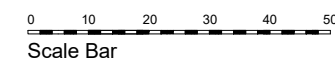
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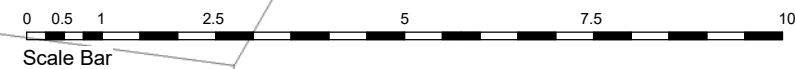
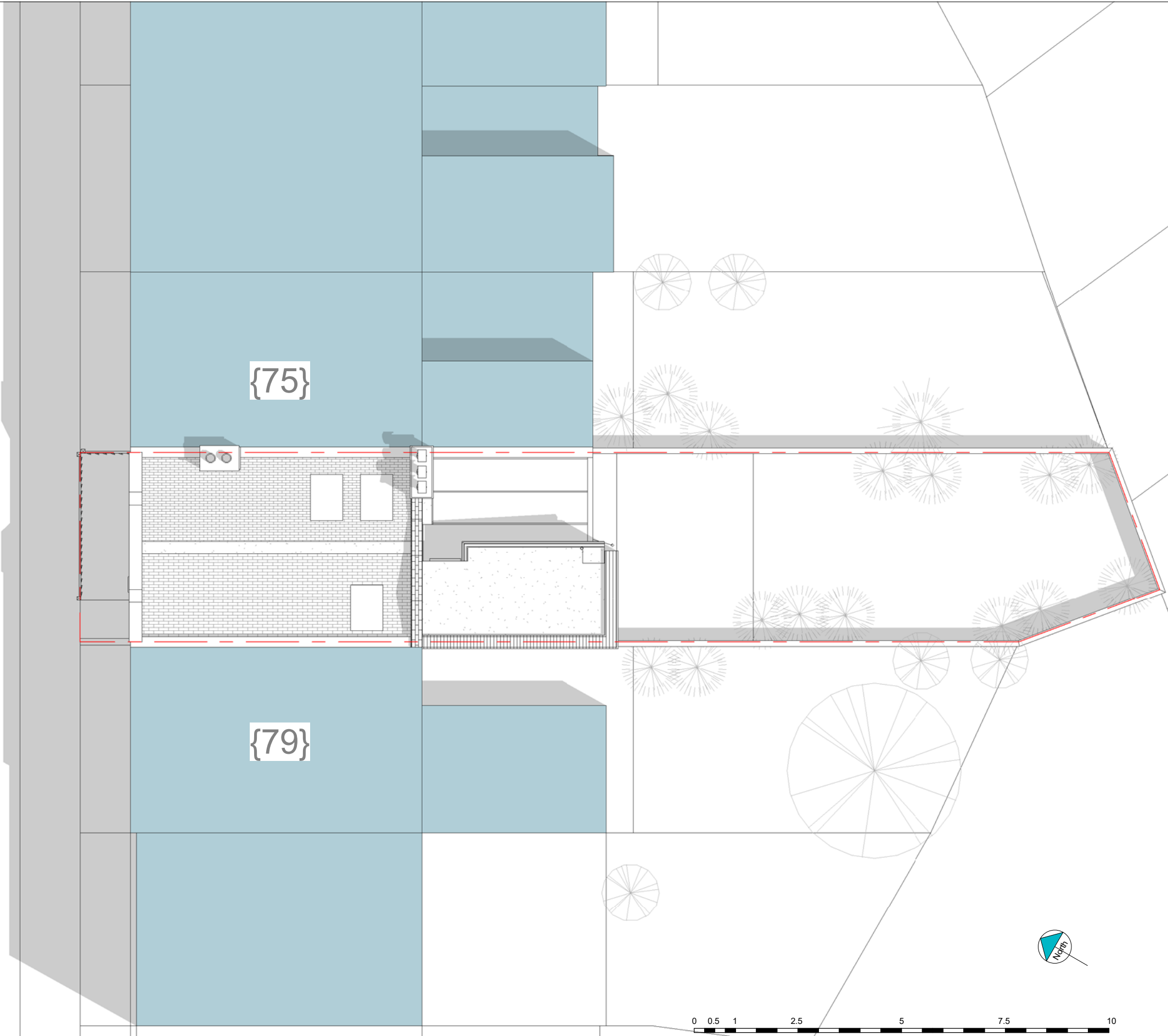
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Clarence Way



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EX. 3D View 2 (Front)

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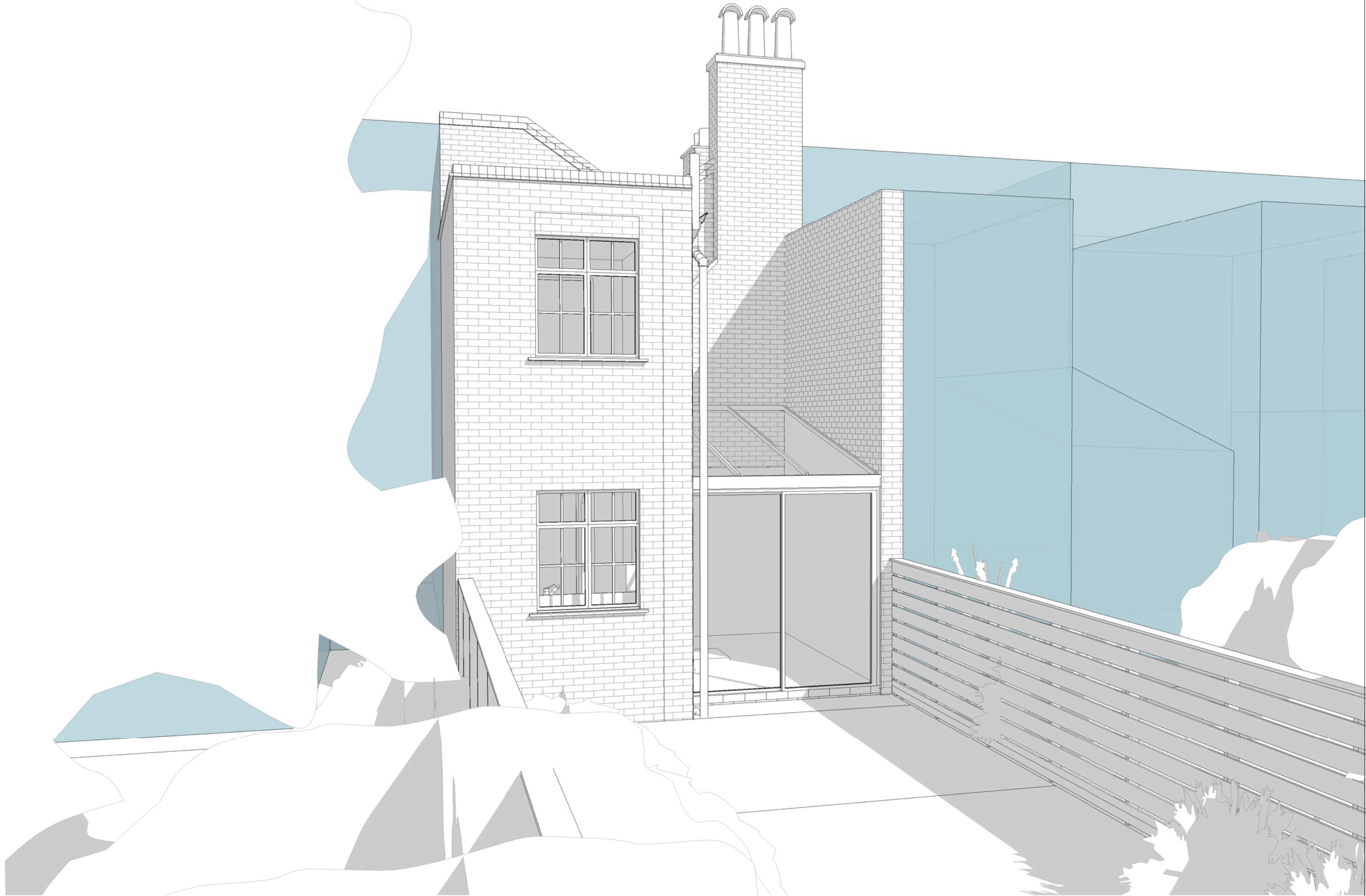
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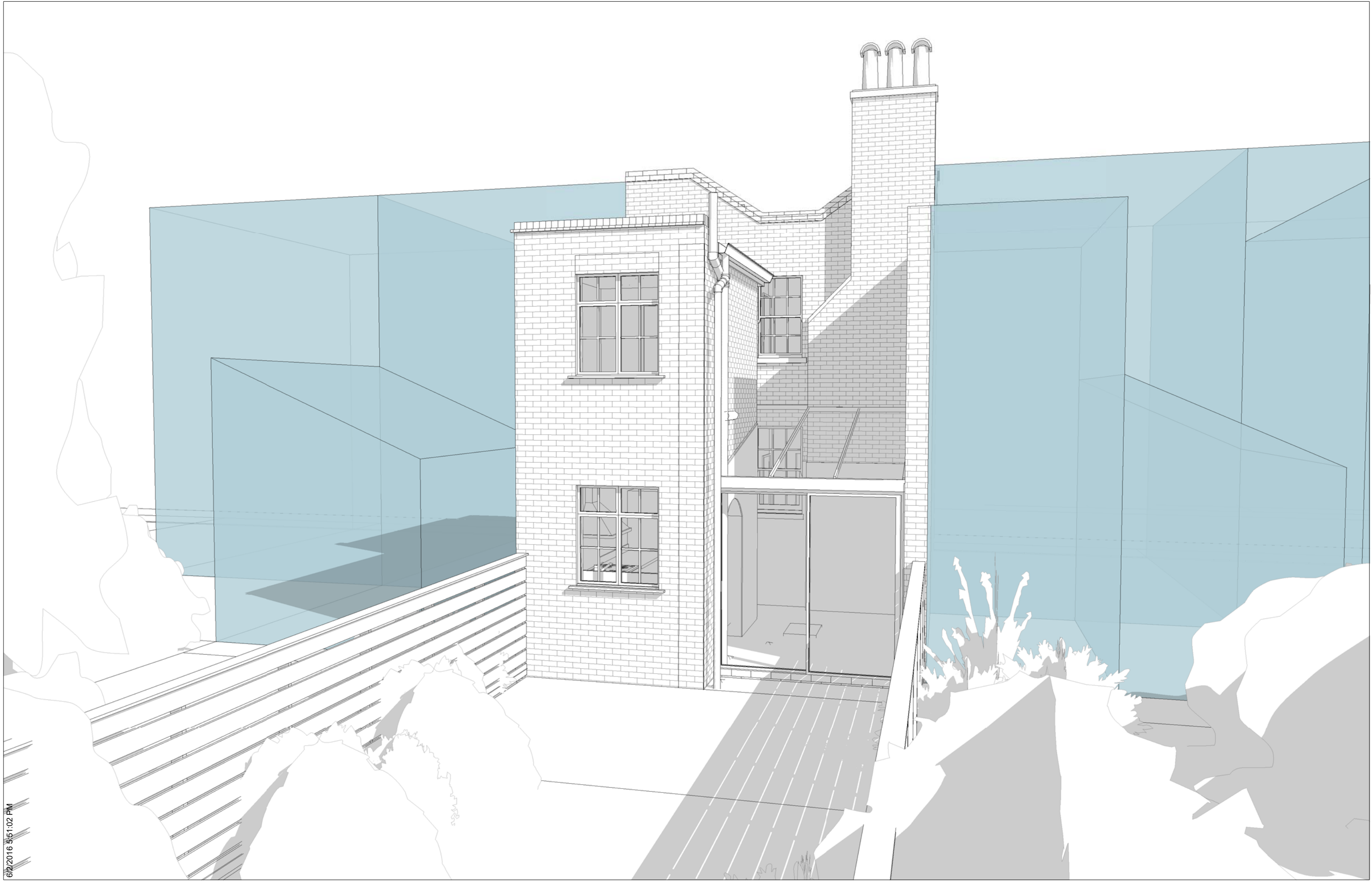
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Clarence Way



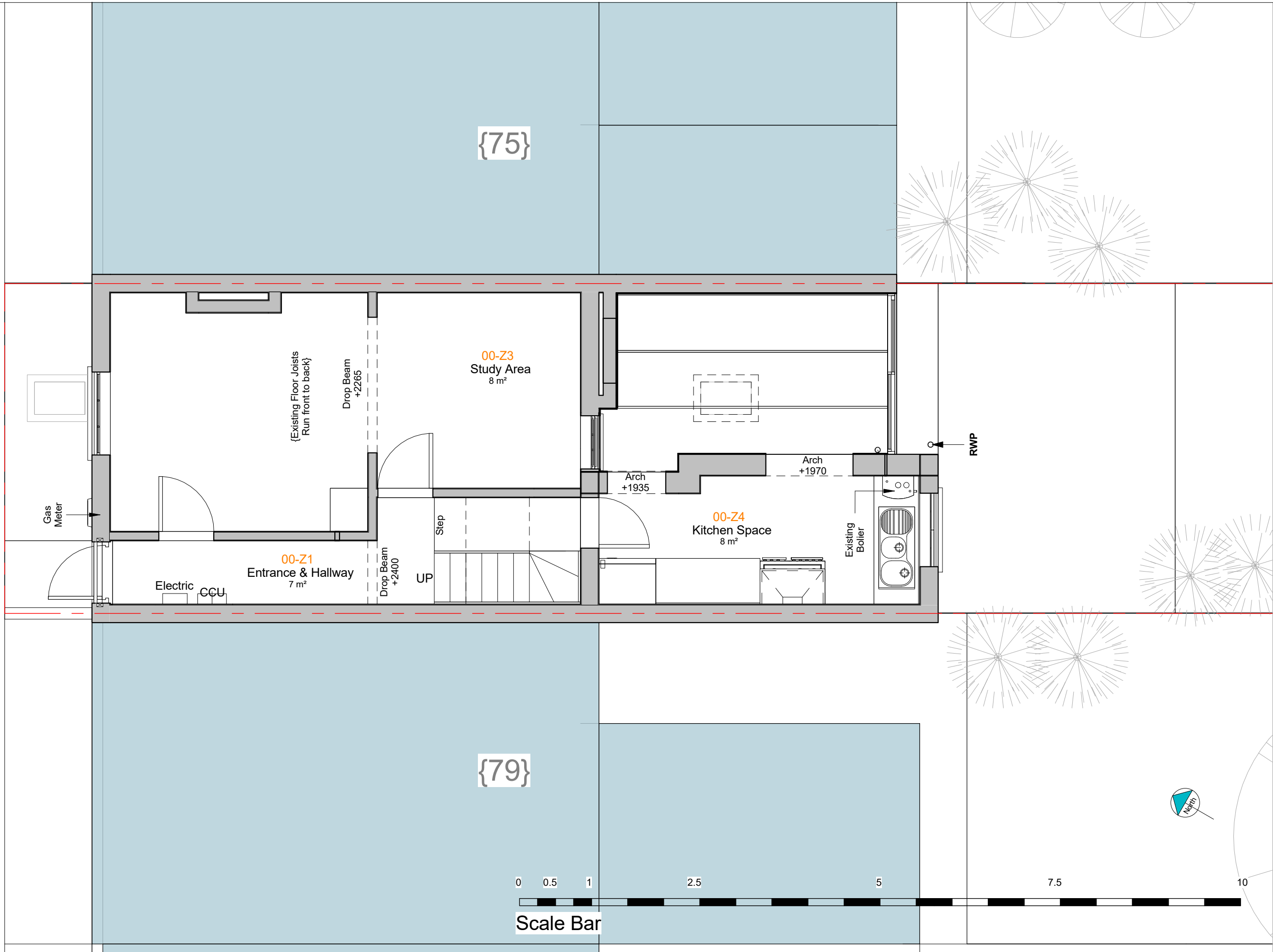
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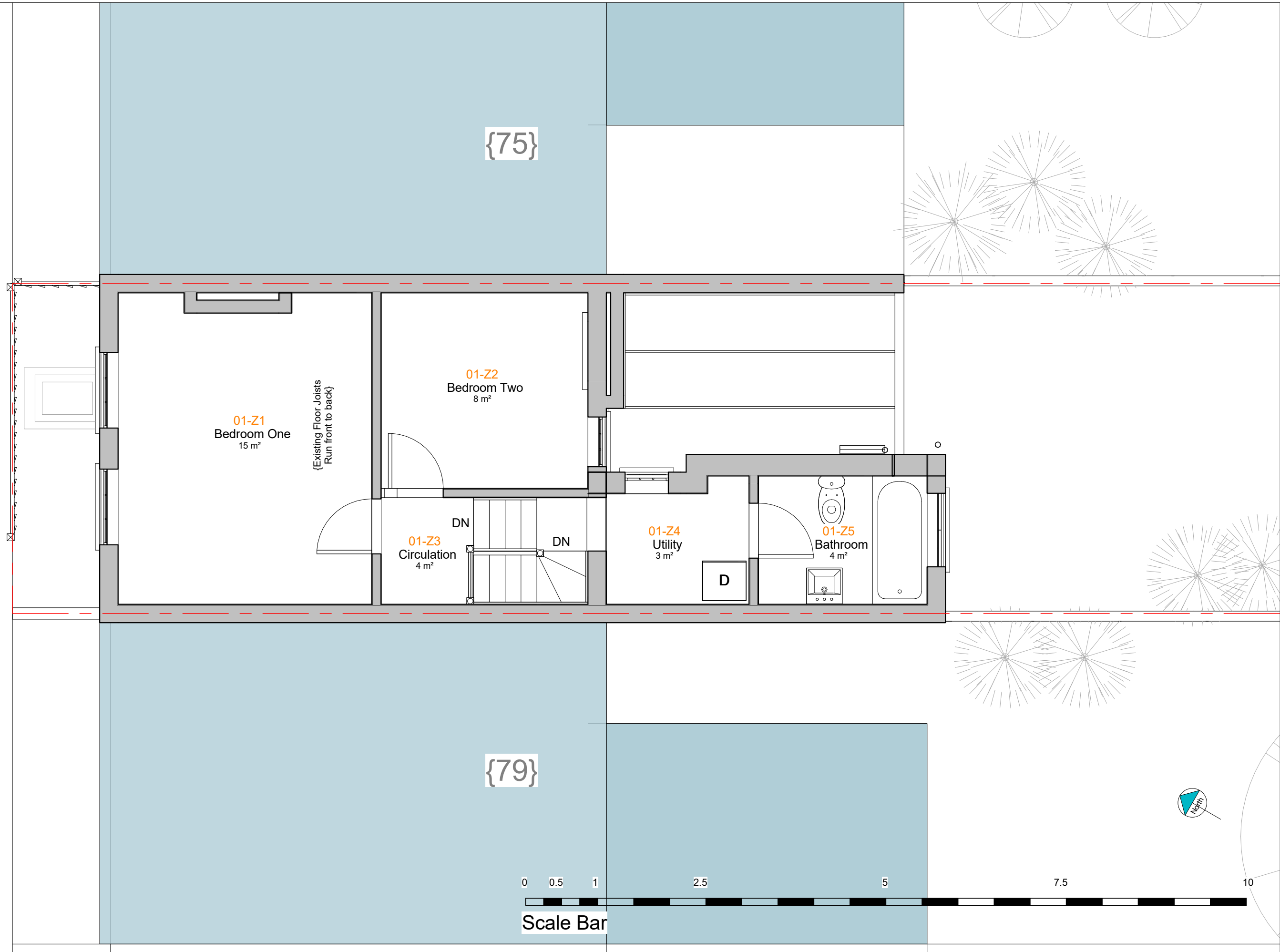
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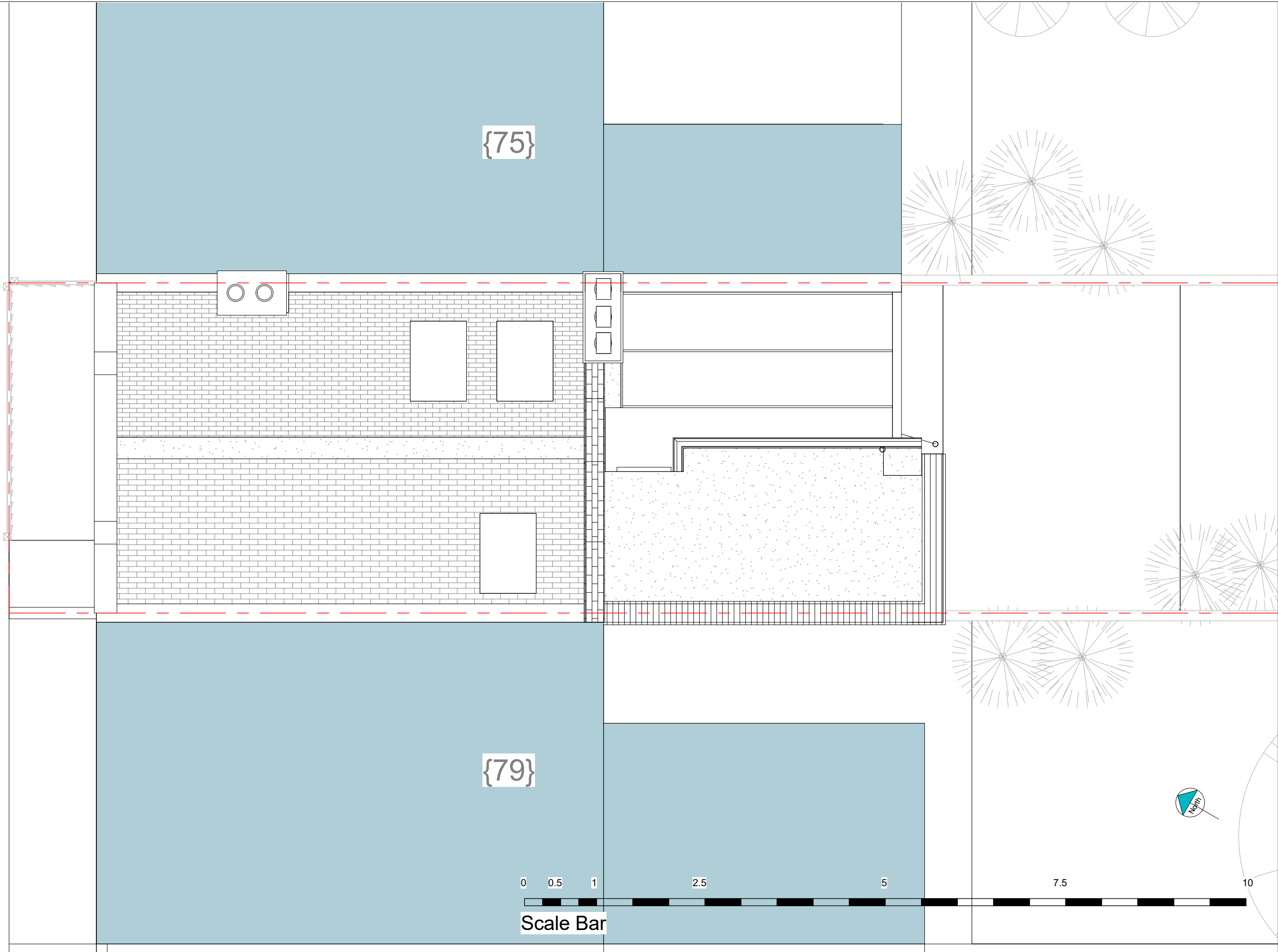
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Clarence Way





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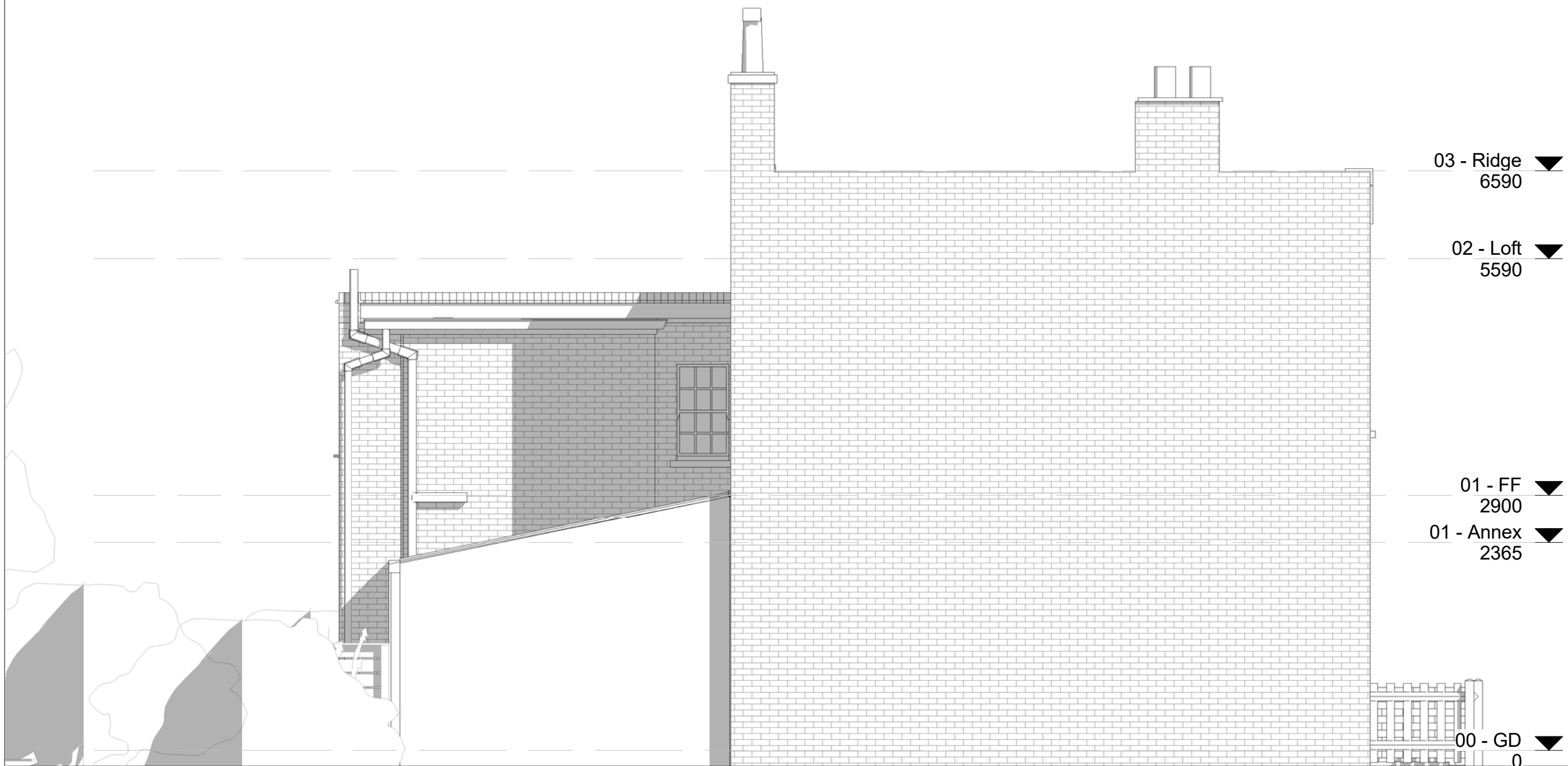




 **Front Elevation - EX**
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 **Rear Elevation - EX**
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Side (Left) Elevation - EX

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EX. Side (Left) Elevation

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B.EX.3.2

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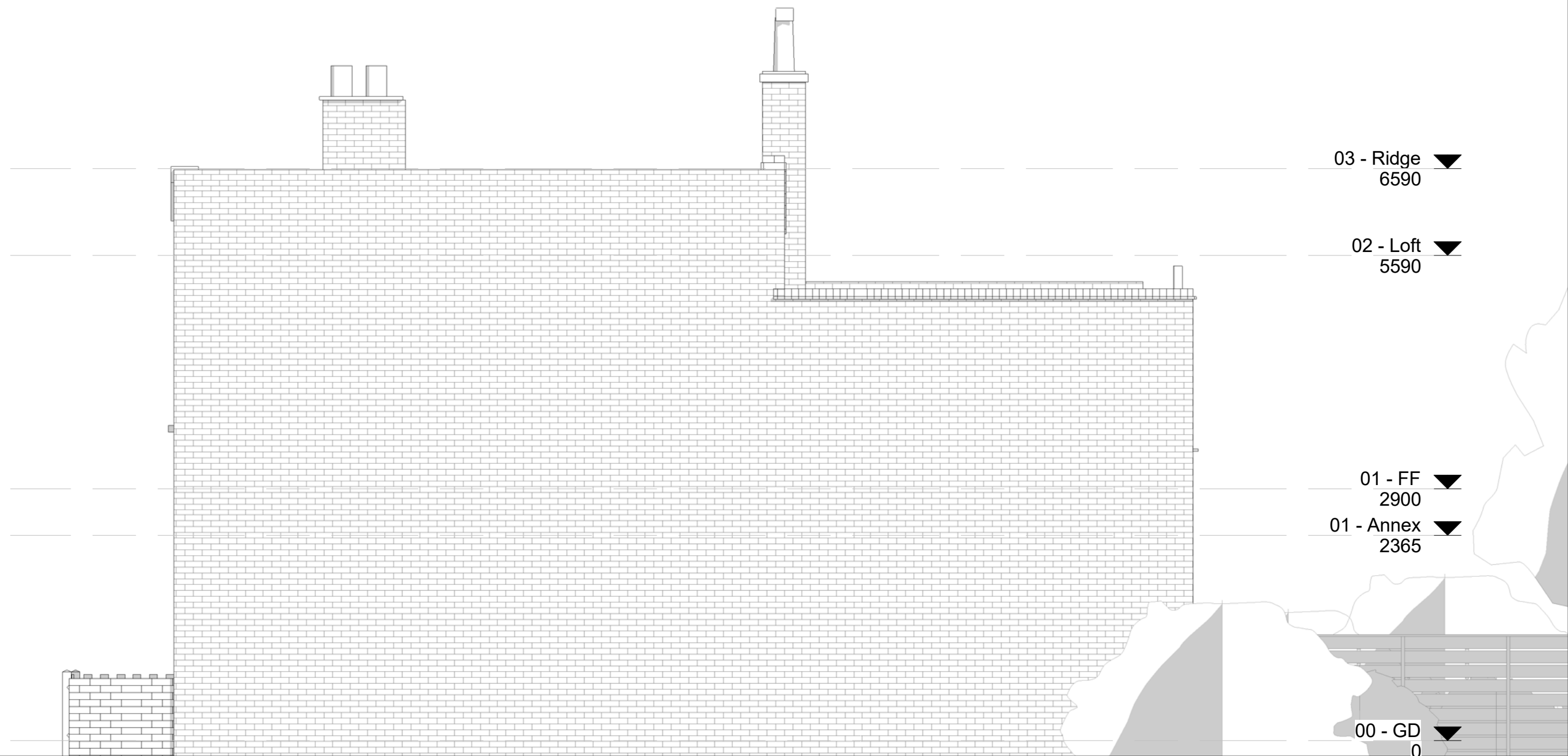
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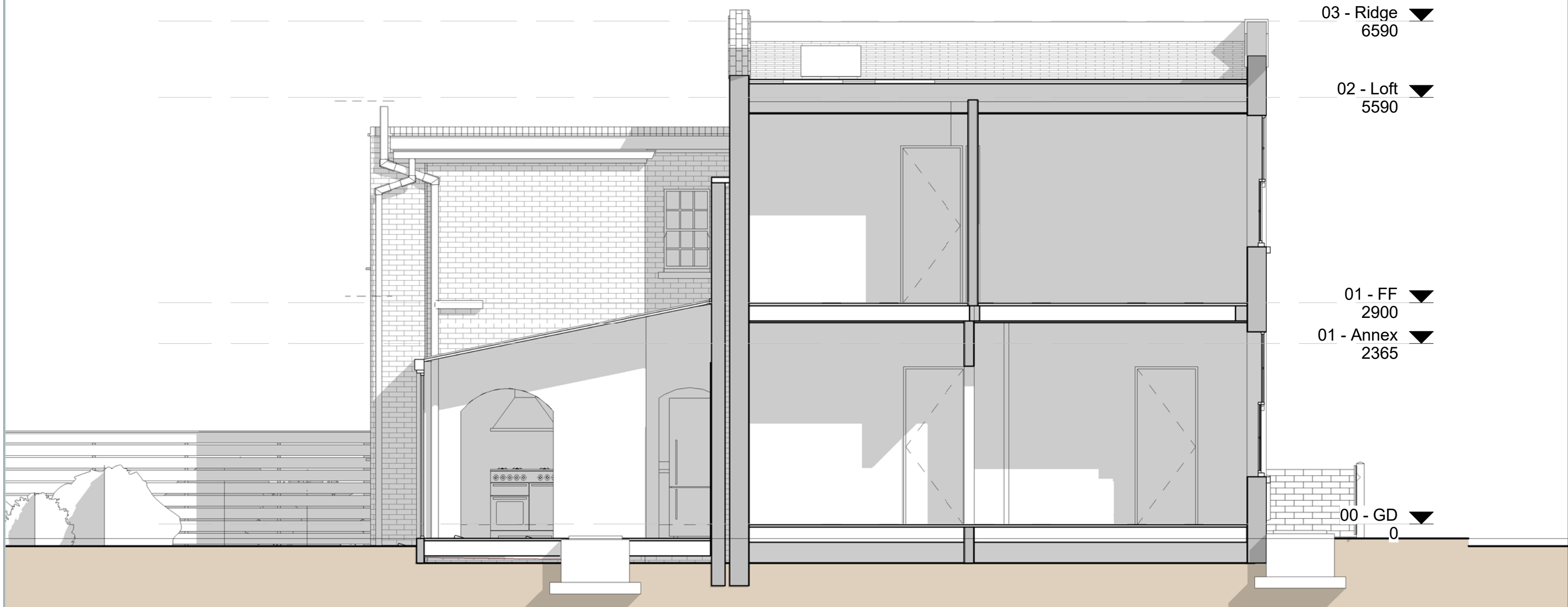
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Side (Right) Elevation - EX

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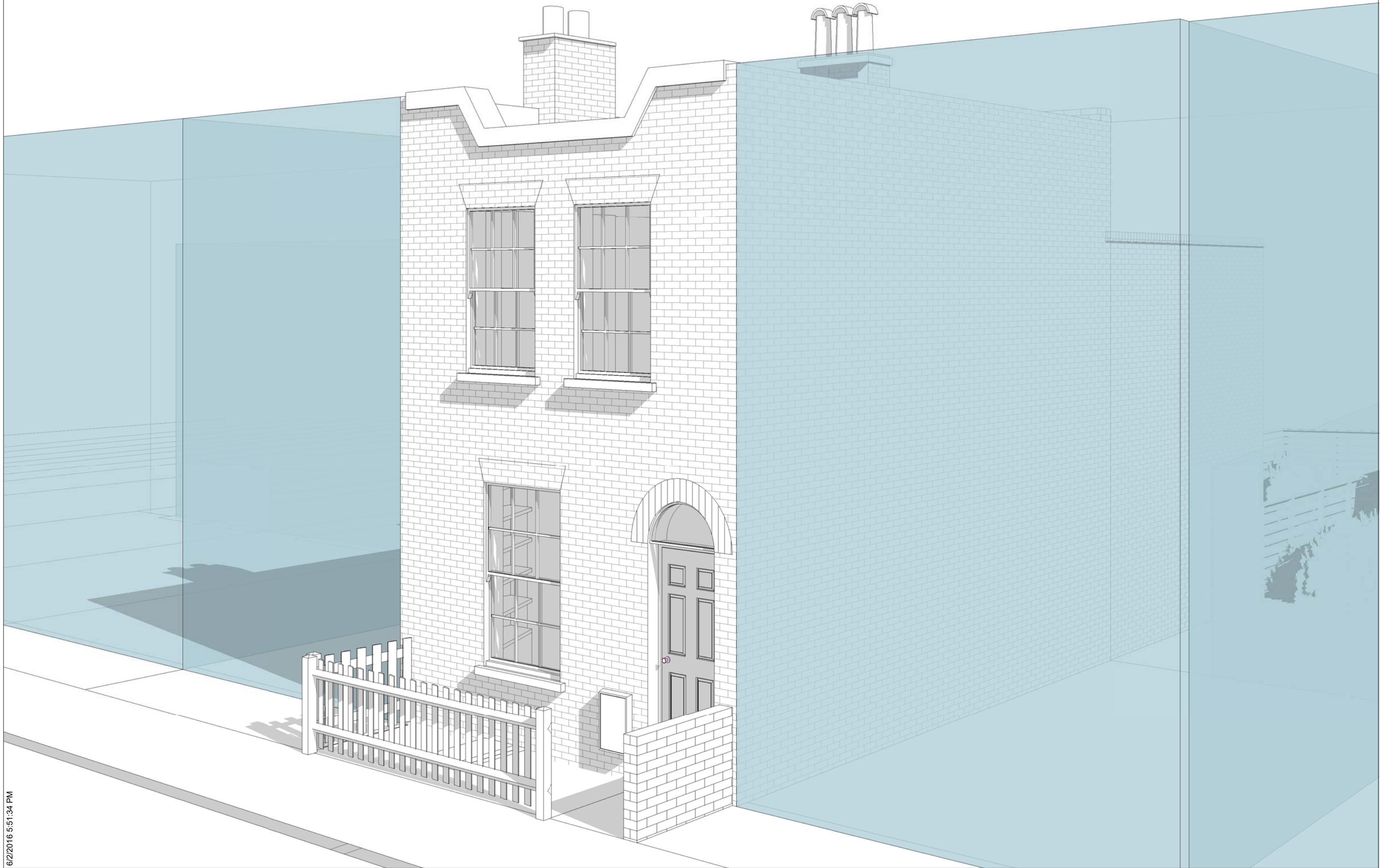
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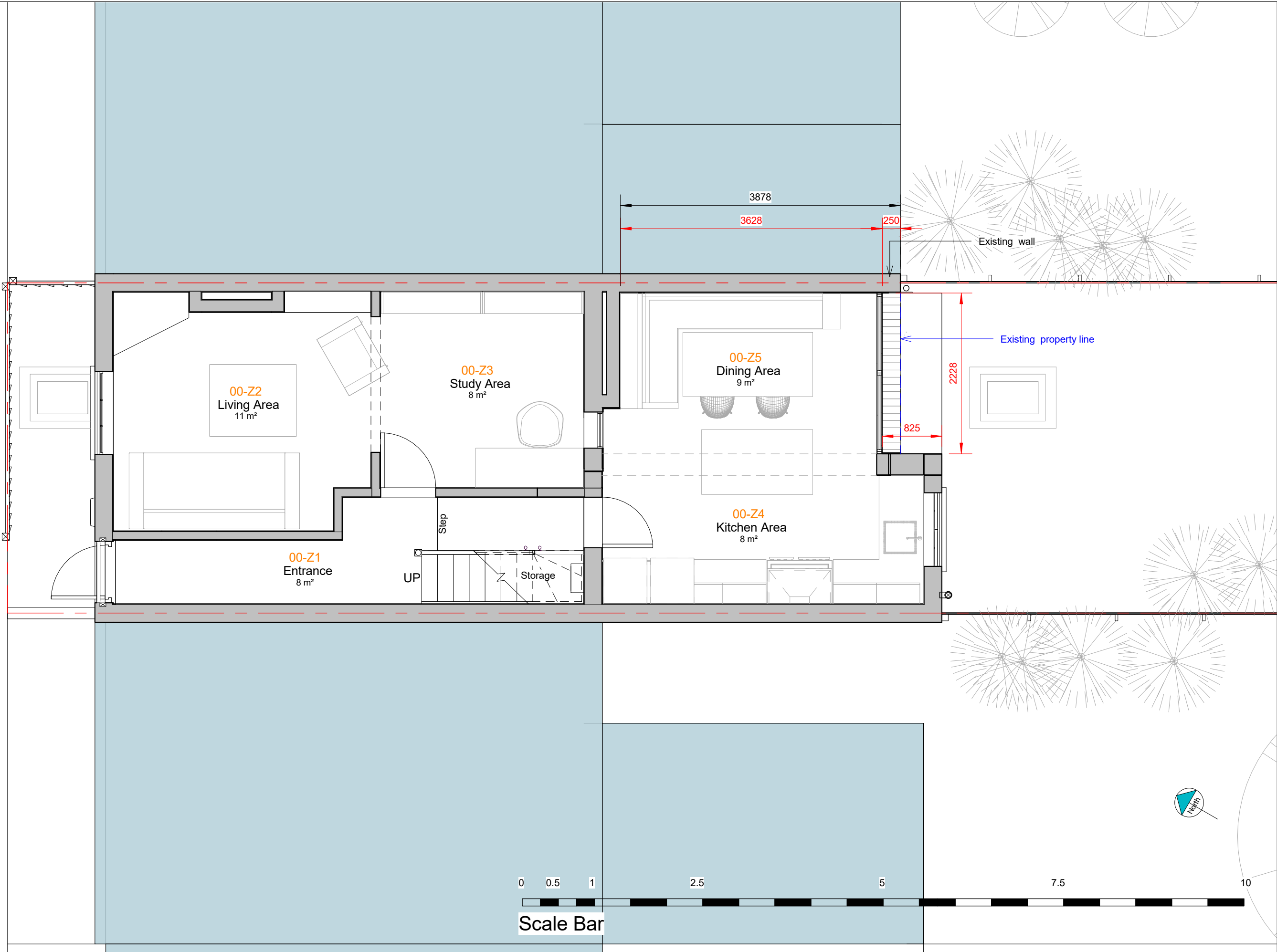
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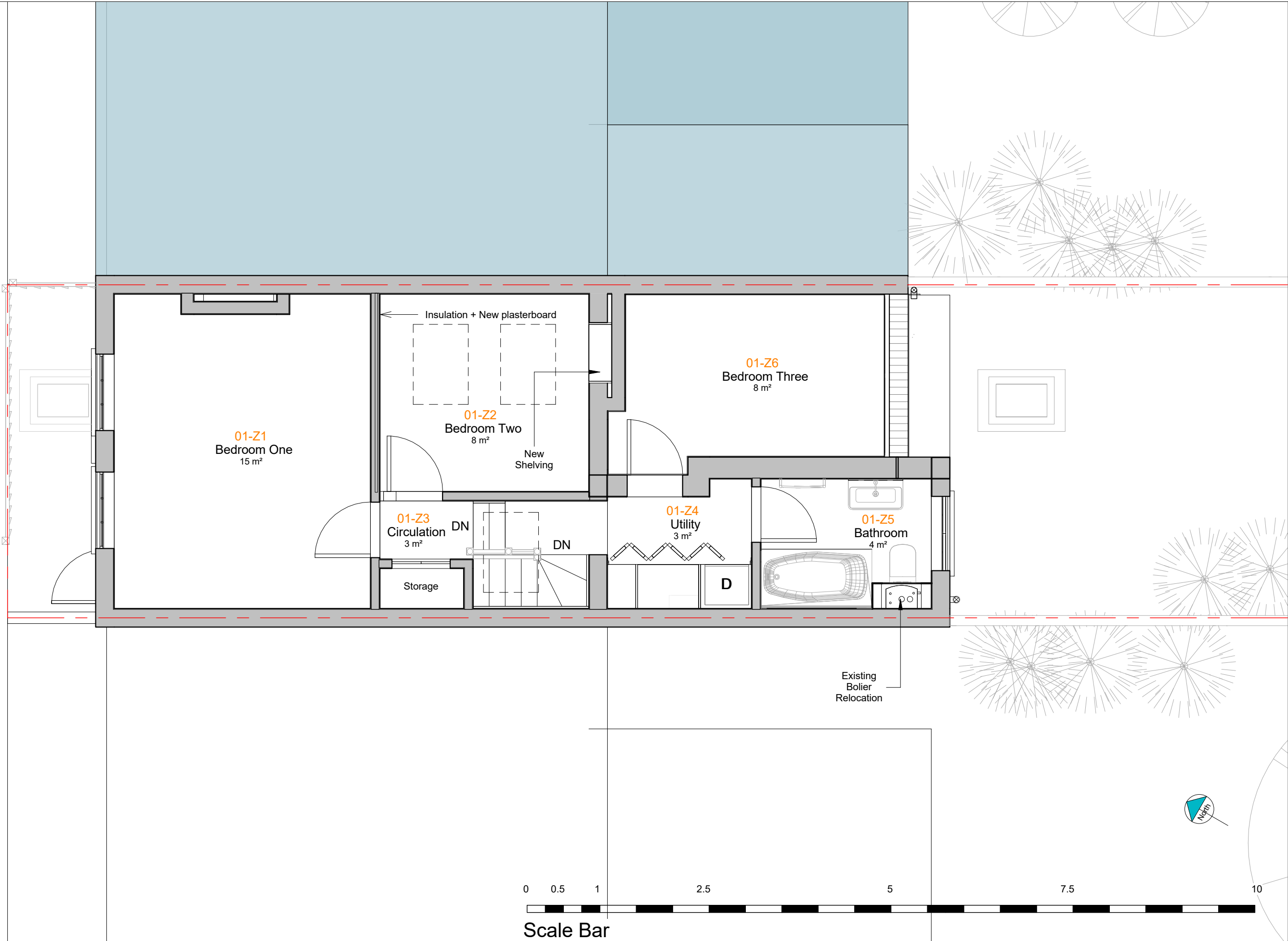
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PR. First Floor Plan

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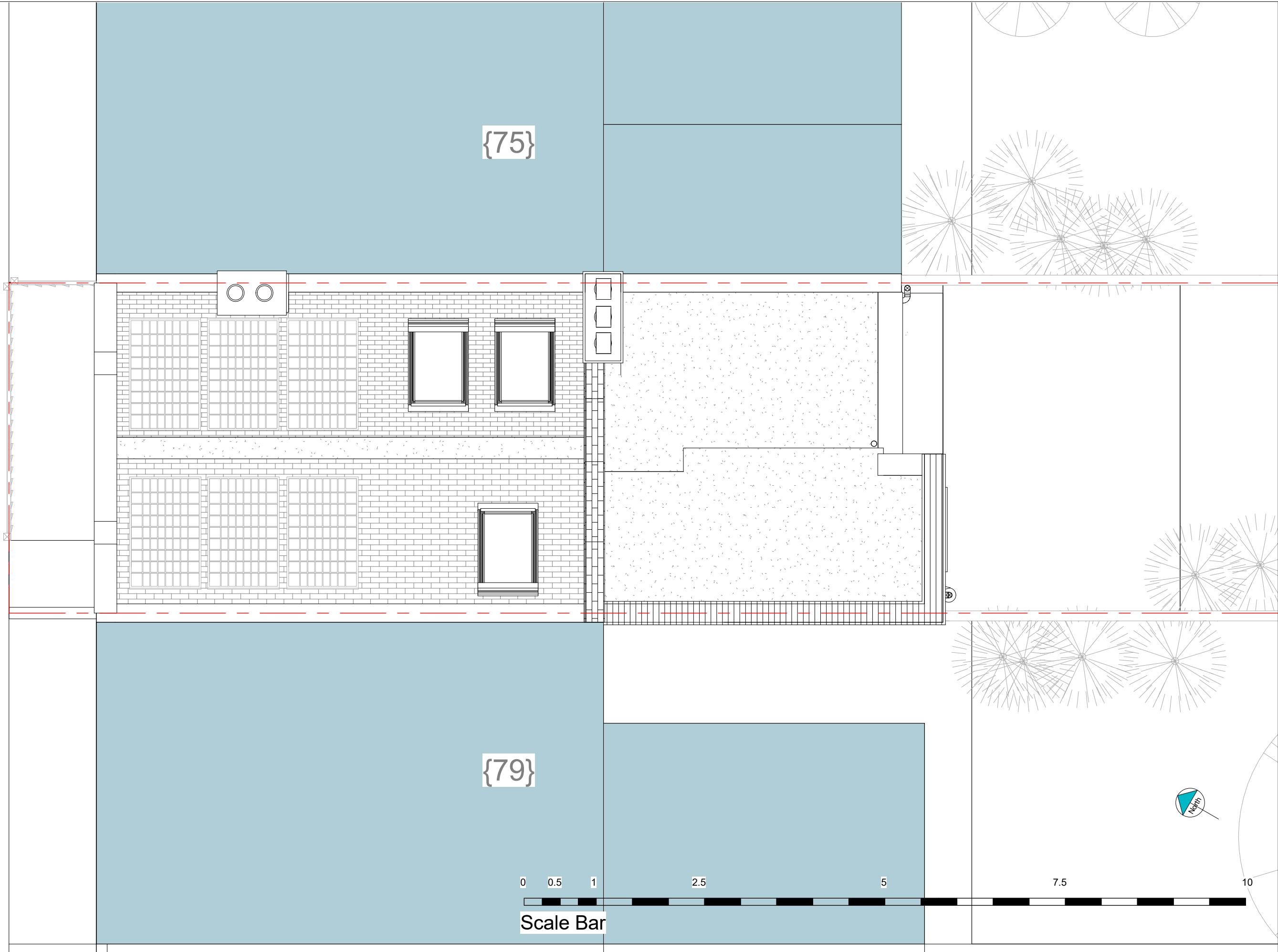
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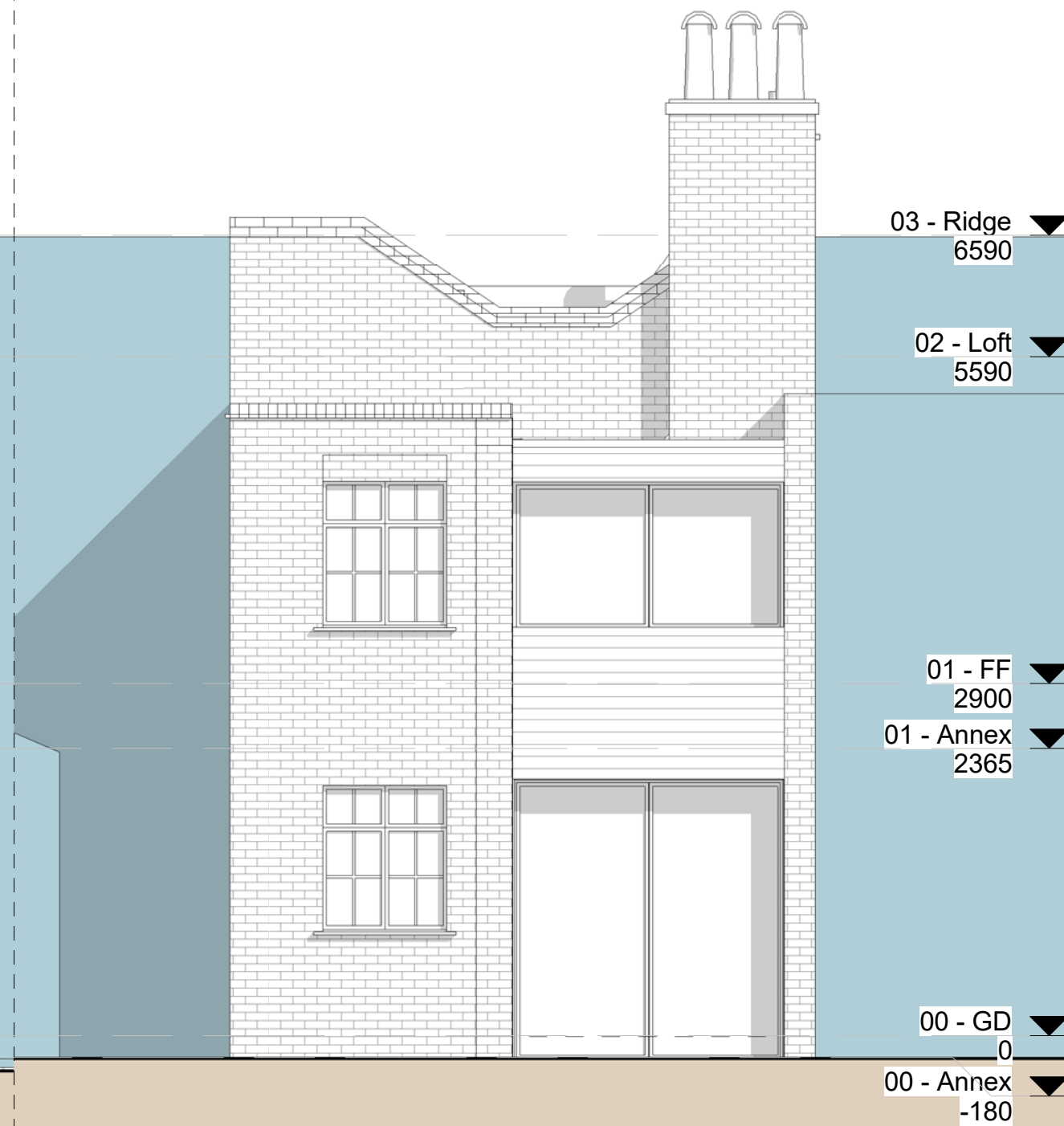
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Clarence Way



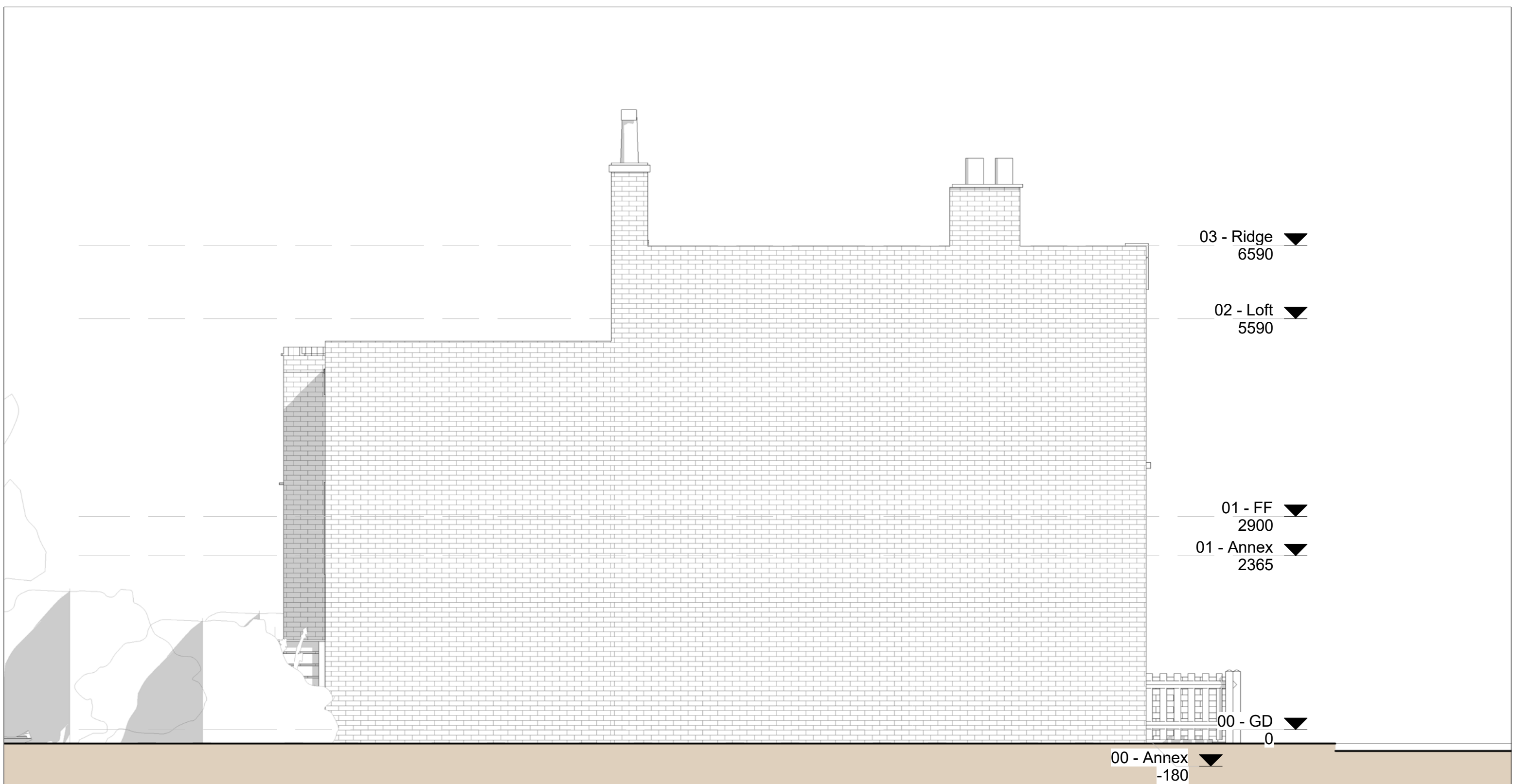


 **Front Elevation - PR**
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 **Rear Elevation - PR**
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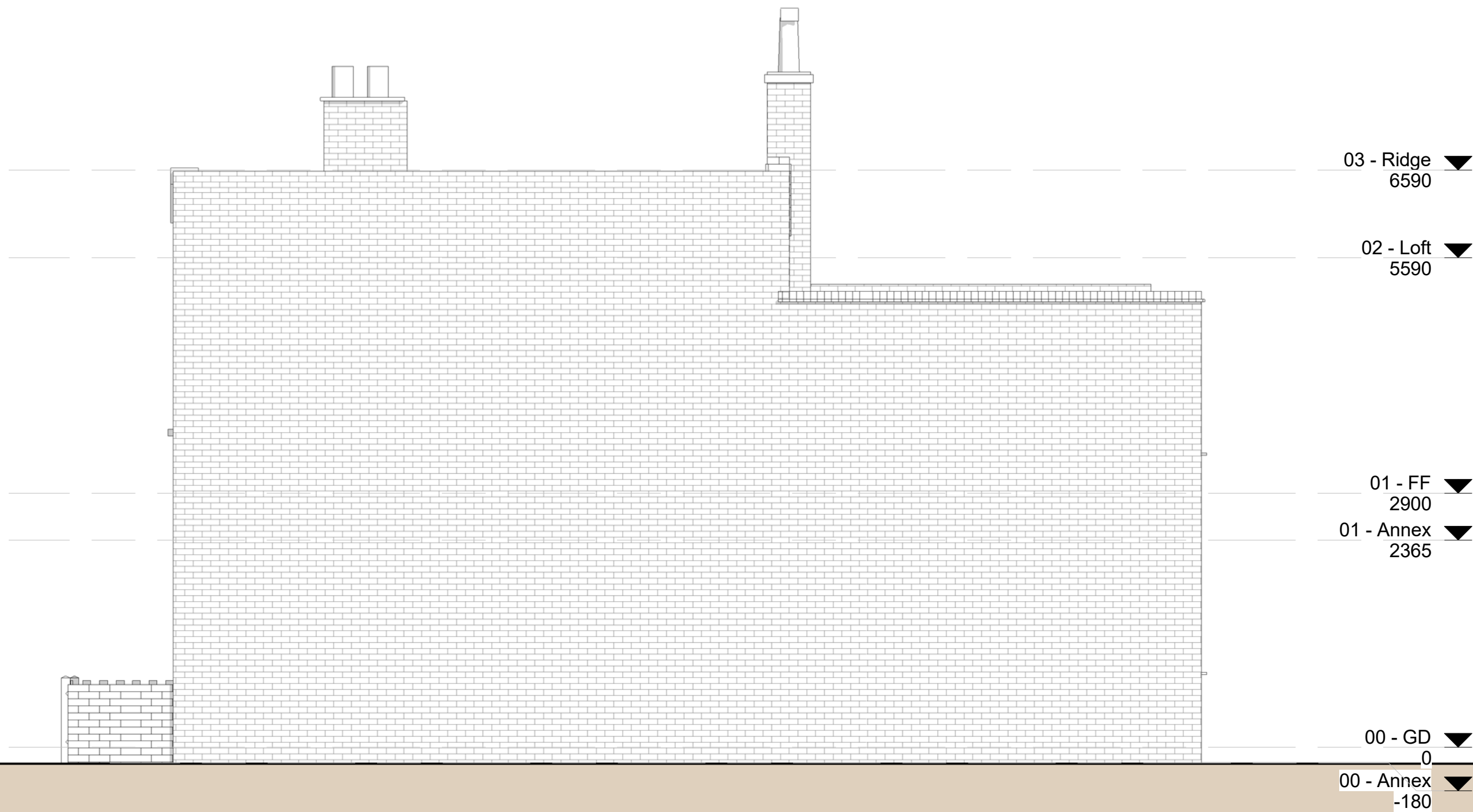
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Side (Left) Elevation - PR

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Side (Right) Elevation - PR

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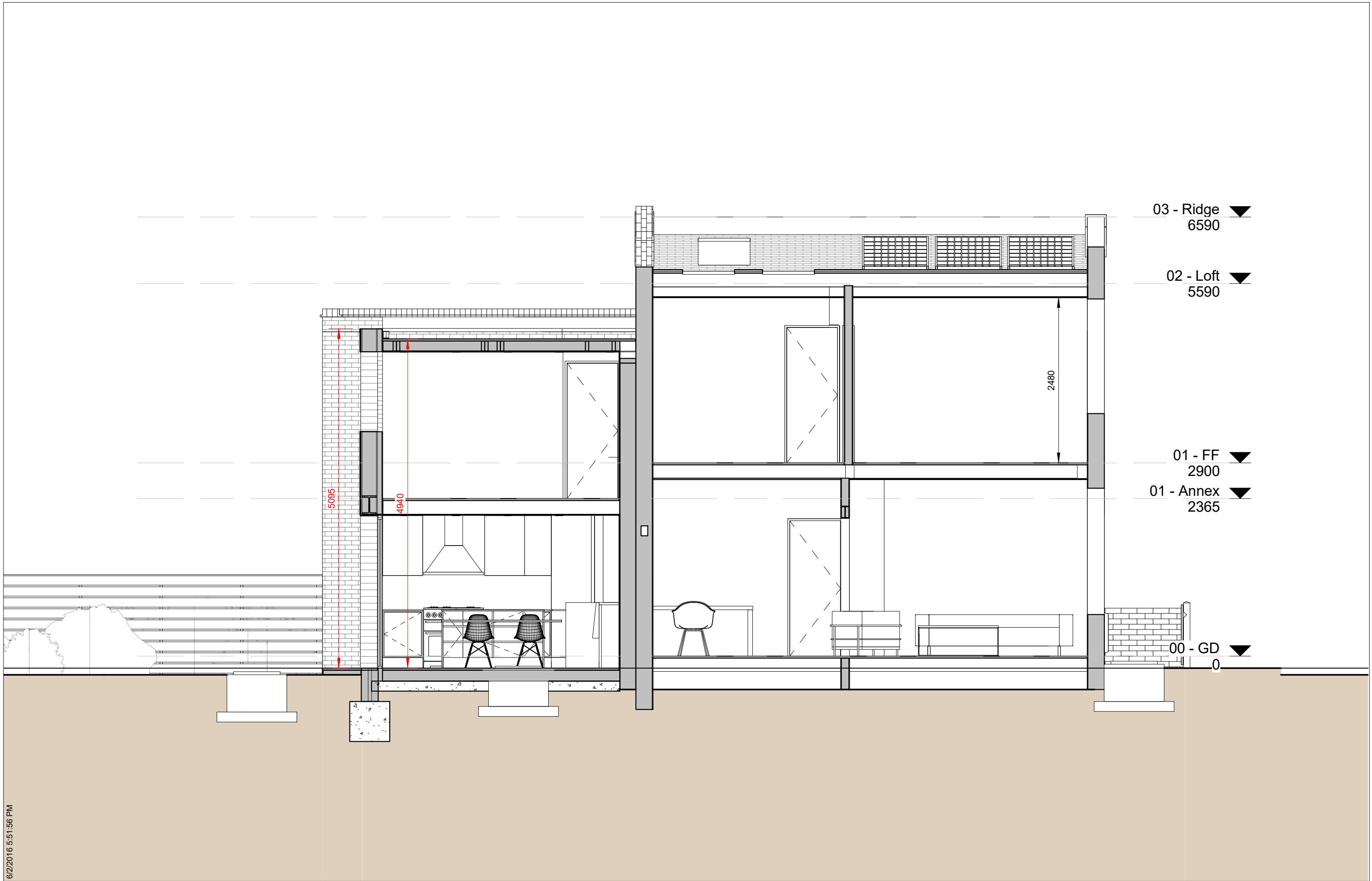
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End of Report

Thank You!

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