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ADOVA

DESIGN & ACCESS STATEMENT

55 DOBSON CLOSE,
LONDON NW6 4RU

CREATED BY ADOVA FOR
CAMDEN COUNCIL



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A 36 Gloucester Avenue, Primrose Hill, London NW1 7BB

Site Address 55 Dobson Close, London NW6 4RU

Title Number NGL768403

Proposal To create a ground floor rear extension.

Documents AP55DC-15-01, AP55DC-15-02, Site Plan, Location Plan

BACKGROUND

The property is a three bed maisonette set across the ground and first floors of a residential block located in Dobson Close, which is a two minute walk to Swiss Cottage station (jubilee line).

PROPOSAL

As shown in drawings AP55DC-15-01 and AP55DC-15-02 provided with this application, we propose to create a 3 metre ground floor rear extension to create a new kitchen.



DESIGN

- The property will remain as residential use (C3) class.
- The proposal will provide additional space for the growing family.
- The proposed extension will match the style, character and appearance of the existing build and the adjacent properties. The materials chosen are long lasting with no maintenance required to retain its appearance and durability.
- There will be no loss of light to neighbouring properties.
- Adequate insulation will be placed internally to reduce the amount of energy required to heat the extension during the colder months.
- The flat roof design will enable leaseholder services to access the balcony on the second floor for maintenance.

ACCESS

- The access will remain at the front of the property and the extension will be accessed through the main property and through the garden.

FLOOD RISK

The land registered under the above title number does not fall within a river or sea floodplain and is more than 500 metres from the nearest river or sea floodplain.

The land is in an area that has a very low chance of flooding from rivers or the sea which means that it is unlikely to flood except in extreme conditions. The chance of flooding each year is less than 0.1 percent (1 in 1000). This takes into account the effect of any flood defences that may be in this area.