

Flat 1, 6 East Heath Road London NW3 1BN

Design and Access Statement



General view of house from East Heath Road

Summary of Proposals

The proposal is for the reconstruction a rear/side timber infill extension to replace an existing timber and glass extension which is in poor condition to the rear upper ground floor flat.

The difference between the existing and proposed condition is that the proposed reconstruction would project from the flank wall of the existing host building by 300mm in order to provide adequate space in the kitchen internally.

Use

The existing use is residential. The building is a large 19th century house historically sub-divided into flats.

Scale

The proposed extension would extension would be very similar to the existing except that it would project by 300mm from the flank wall of the host building.

The existing extension was a later addition to the host building and sits on a steel beam which is corroded and needs to be replaced. AS the infill extension is located to the rear of the flank of the building there will be little or no effect on the conservation area or neighbouring properties.

Appearance

The extension will be constructed using traditional materials and construction techniques to match exitsing.

The extension would have painted timber windows above a white painted timber ship lap boarded wall below. The roof will be pitched clay tiles to match existing with velux rooflights.

Landscaping

There will be no change to the existing garden or amenity space.

Access

Access both into and within the dwelling will not be affected by the proposals.

The proposal would provide for adequate space in the kitchen.

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