

Design & Access Statement      55 Ornan Road NW3 4 QD  
Application for extension to existing rear extension  
With 1<sup>st</sup> Floor Rear Extension over  
Terraced Single Family Dwelling

**Design & Access Statement 55 Ornan Road London NW3 4 QD**

**Use**

Numbers 55 and 57 Ornan Road are both halves of semi-detached single family dwellings on the South Side of Ornan Road a side street off the West side of Rosslyn Hill.

Number No 55 the other half of the terrace and the subject of this application is a mirror image of number 53 and 57 and is set back from the main road by 5.5m on the main front wall and has off street parking for 2 vehicles in the front drive and in the garage on the 57 side. The house consists of two floors and has four bedrooms two constructed later over the existing garage. The property was built around 1962 to form a family home.

Since that time the owner has made no further alterations to the original plans except for moving the kitchen into the garage at GF level and forming new bathrooms to the first floor.

This proposal is for an extension to the modest ground floor back addition single storey conservatory with a first floor extension to the bedroom 4 over. The existing ground floor modest rear extension (conservatory) would be incorporated into the open plan new proposed ground floor layout with the kitchen repositioned.

**Amount**

The proposals will provide additional 5msq space on the ground and 4.8 on the first floor A total of 9.8msq additional space.

**Layout**

The proposal would necessitate the formation of a new partition to the old kitchen to form the new study on the ground floor and the removal of the conservatory rear wall for the proposed ground floor extension. Likewise the rear wall of the bedroom 4 would be opened up to extend into the new extension. Otherwise the layout would remain the same as existing.

**Scale**

There would be no alteration to the scale of the property save the lengthening of the rear extension. The windows would remain the same as existing.

**Landscaping**

The proposals would require no additional landscaping over and above that that has been carried out on site. There will be a planting scheme for the front and rear flower beds.

**Appearance**

The proposals would involve no alteration to the external front and the rear elevation would remain in character with rendered panels and feature matching brick piers and grey coated aluminium high performance windows and sliding folding doors.

Neale+ Norden  
August 2016

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**Access**

Access at the front of the property would remain the same with the existing front path on the North boundary and with the ramping hard standing shared with number 57. This gives off street parking for two vehicles with garage space. Level wheelchair access would also be possible straight into the house through the study or via the front door by way of a small portable ramp.