

DESIGN & ACCESS STATEMENT

Project: 50 Rochester Road London NW1 9JL

Ref: 182-DS-08.08.2016

Subject: Proposed Single Storey Rear Extension.

Date: 08.08.2016

Drawing References: 182-P-01B; 182-P-09A; 182-P-10B; 182-P-11B.

Introduction

This Design and Access Statement accompanies a planning application, for a single storey rear extension to existing mid-terraced, three storey property.

The property falls within the Bartholomew Estate Conservation Area.

Amount

The proposed works relate to a single storey rear extension to the lower ground floor. The extension increases the internal floor area of the property by 12 sqm.

Layout

There are no changes to the external site layout.

Scale

It is intended that the floor to ceiling height of the new single storey extension will line through with existing lower ground floor ceiling.

The existing footprint of the lower ground floor is: 54.1 sqm

The proposed footprint of the lower ground floor is: 62.9 sqm

The proposed floor area of the roof terrace is: 7.7 sqm

Appearance

The proposed extension will not be visible from Rochester Road and will not be visible from Rochester Place to the rear, where it is well screened by the high substation/boundary wall.

The finish will be white render to match the lower part of adjacent property (51 Rochester Road).

The flat roof will be overlaid with timber decking. A glass balustrade is proposed.

Roof Terrace

The roof terrace is set behind the existing two storey rear extensions to numbers 51 and 50. This will provide the privacy to adjacent properties.

Screening to the rear(south) of the property, is provided by an existing high brick wall, which forms part of the enclosure to an Electrical Substation.

Landscaping

Existing courtyard garden will include flower beds on three sides for planting.

Access

Existing access provisions retained unchanged.

Consultations/References

Immediate neighbours have been consulted regarding the proposals.