

7 New End, London, NW3 1JD
19th October 2016



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DESIGN AND ACCESS STATEMENT



7 New End, London,
NW3 1JD

Undertaken on behalf of: Mr Amir Rimon
DATE: 19th October 2016

1. SUMMARY

1.1. This supporting Design and Access Statement has been prepared by Ideal Planning Permissions Ltd, on behalf of Mr Amir Rimon. It accompanies a planning application for the erection of a rear extension to the first floor of the property with a roof terrace above.

2. The Site and Surrounding Area

The Location

2.1. The application site is situated within the London Borough of Camden. The property is located in New End Street, in close proximity to Heath Street.

2.2. The application site is within a conservation area.

The Site

2.3. New End Street comprises of period terraced properties. Houses in the immediate vicinity are of two different styles and size. The subject property is within a group of two storey houses with very shallow pitched flat roofs. This group of properties abut a parade of three storey terrace houses with pitched roofs and chimneys. Number 7 is a two storey mid terrace property which is located at the end of the two storey houses. The neighbouring property (No.9) has a pitched roof and a chimney. (Figure 1)

The Surrounding Area

2.4. The street is residential in nature. Opposite the proposed site, a 4/5 storey residential building dominates the street scene.

3. Amount

3.1. The rear extension will increase the internal floor area by 10 sqm.

3.2. The proposed useable area of the roof terrace is 12 sqm.

4. Use

4.1. The building is to remain in residential use.

5. Layout

5.1. The existing building layout is to have minor changes internally.

5.2. The quality of living accommodation will be enhanced by the addition of a study room and a roof terrace to create a modern family home.

6. Scale

6.1. The rear extension will extend up to the rear boundary wall, essentially in filling the existing roof terrace. The extension will only increase the height of the rear wall by 250mm, ensuring no detrimental impact to rear neighbours. The extension will not be visible from the street or any part of the public realm.

6.2. The extension will be set back from the side to accommodate enough space for a staircase which would lead to the proposed roof terrace.

6.3. Both adjacent properties (No. 5 & 9) have extended up to the rear boundary wall to create a first floor rear extension. Therefore the proposed extension will not affect light and outlook currently enjoyed by the neighbouring as it is essentially an infill extension. (Figure 2 and 3)

7. Landscaping

7.1. The proposal will include a roof terrace which will be used as an amenity space for the property.

8. Design

8.1. The very small increase in height (250mm) of the rear wall required to accommodate the extension rear extension will be built of brickwork to match the appearance of the existing property. Structural glass is proposed to part of the roof terrace to provide natural light to the study room below.

8.2. The roof terrace is small in area, just 12sqm, ensuring no possibility of noise disturbance to neighbouring properties.

8.3. Roof terrace designs can be found at the rear of most properties in the local area and are viewed as precedents for this proposal. Number 9, the (neighbouring property) had planning permission granted for a roof terrace in 2013. This application was granted permission without having to install 1.7 m obscure glazed balustrade. However, we have proposed a 1.7m obscure glazed balustrade to on the side of the roof terrace to avoid overlooking into the neighbouring property at number 9. (Figure 3)

9. Access

9.1. Access from the street is as existing via the original main entrance door and stairs. The proposal does not seek to alter any aspect of the access to the dwelling.

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Figure 1, Number 7 is between number 5 and number 9 properties



Figure 2, Rear of number 5



Figure 3, Rear of Number 9