

11 Buckland Crescent London NW3 5DH

Design and Access Statement



Rear elevation from the garden

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Front elevation from Buckland Crescent

Summary of Proposals

The proposal is to construct a single storey rear extension to the existing garden flat together with a side extension toward the front of the building infilling the existing small courtyard.

The extension will form part of the renovation of the flat and will enable it to have 3 bedrooms rather than the current two.

Existing Building and Use

The existing building is a 4 storey semi-detached early Victorian villa. The property has been historically divided into flats.

The garden flat comprises the entirety of the basement level of the building and the rear garden is demised entirely to the garden flat.

Planning History

There is no relevant planning history for the garden flat.

Appearance

All materials and construction techniques proposed on the extension are proposed to match those to the existing building.

The extension walls would be constructed in painted stucco to match existing. Windows would be timber traditional sliding sash painted white to match existing.

Landscaping

There is currently an established garden of 308m² to the rear of the property which will be reduced in size by 23m².

Access

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

There is no off street car parking and parking arrangements will not be affected by the proposals.