

DESIGN AND ACCESS STATEMENT

For 45 Solent Road, NW6 1TY

Site Context

The property is a two storey with loft conversion mid-terrace house outside the Borough's conservation areas.

Proposal

The proposal seeks to maximise the use of the ground floor area with the erection of a side extension at the rear of the property.

Use

The current use of the property is residential.

No changes to the existing use are proposed as part of this application

Access

The access will not be altered.

The new side extension on the rear façade will allow for a better connection to the rear garden.

Scale and Appearance

The property already benefits of a rear extension. The new side extension will be aligned with the existing ground floor rear extension which at the same time will be aligned with the recently approved rear extension to the neighbouring property at 47 Solent Road with reference number: 2016/5274/P

The appearance of the new side extension and rear facade is to match the recently approved neighbouring rear extension.

The height of the extension will decrease in an angle towards the adjacent neighbour at 43 Solent Road to prevent any day light / sunlight obstruction. This will minimize any impact to the neighbour. This is proposed in the exactly same way as the recently approved planning permission at 47 Solent road towards his neighbour at no. 49.

The new side extension is proposed to be built in brickwork to match the existing building. Aluminium doors are proposed at ground floor to access to the rear garden

Size

The height, size and extend of the new proposed extension is to match with the recently approved planning application at number 47 Solent Road.

Layout

Throughout the development of the proposed scheme, the client has placed great emphasis on functionality. All alterations are aimed to improve and optimise the usability of the existing flat, in order to improve family life.

Conclusion

The proposal preserves the amenities of the occupiers of the neighbouring properties as well as the character and appearance of the individual property, street scene and does not have a detrimental impact on the existing building.

Once again, the proposal is to match exactly with the adjacent neighbouring approved planning application granted on 16/11/2016. Please refer to Application Reference: 2016/5274/P.

The proposal aims to protect the character of the building while being sympathetic to the existing architectural condition and its surroundings.