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To:
Camden London Borough
Council

DESIGN & ACCESS STATEMENT: REAR EXTENSION & SIDE INFILL

Re: 30 HEATH HURST ROAD, LONDON, NW3 2RX

Introduction

The site is occupied by a three storey Victorian terraced House over four levels (ground, first, second and loft) with a two-storey rear projection. The roof of the rear projection is flat and is used as a roof terrace. The property is in a conservation area. There is a single storey rear extension set back behind neighbours.

Assessment

- The current side passage is unused and dark
- The property shares a separate access passageway to the side with neighbour (No.28.)
- The construction of the small existing rear extension is tired
- Side and rear extensions can be seen on neighbouring properties such as No. 32 and 34.

Proposal

This proposal is:

- Single storey side infill extension with sloped glazed roof, the extension will be 2m at the neighbouring boundary faced in London stock brick to match the existing fabric of the building with a stone coping.
- Single storey Rear extension in brick with flat GRP roof and three low profile horizontal roof lights to allow additional light into the internal space, to replace existing extension.
- The addition of the roof light to the rear roof slope will allow light to access the main stairwell.
- Replacement of existing Terrace railings with new black painted metal railings, with a side infill with materials to match existing, to square off terrace.

Layout

The layout of the proposed creates a better living space at ground floor level, more suited to a growing family, with level access to the garden and kitchen breakfast area.

Scale

The scale of the proposal we feel respects the original house and is not overbearing to any neighbouring property. Furthermore there have been several large rear and side extensions along the road, which have previously been granted permission. The proposed rear extension

protrudes no further than the neighbouring property. So in comparison we feel this is quite a conservative addition to the existing building.

Access

Pedestrian and vehicular access will remain as unchanged to both this property and the neighbour.

Appearance

The proposed side and rear extension will be in keeping with existing house and be finished in London stock brick with the brickwork to tie in as the existing. The glazed sloped roof to the side infill extension set back from the rear extension respects the neighbouring property with it being 2m at the boundary and not overbearing.

Conclusion

We consider this scheme to be in keeping with the character of the locality as well as providing a better standard of living for the owner creating a better space for everyday use and living for a family home.

Please consider the proposal favourably,

PEEK Architecture + Design Ltd