

## Design and Access Statement

### Ground floor rear extension

38A Iverson Road, NW6 2HE



Rear elevation of the above addressed property at the ground floor

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## **1. INTRODUCTION**

This Design and Access Statement has been prepared in support of the planning application for a ground floor rear extension at 38A Iverson Road, NW6 2HE.

## **2. SITE CONTEXT AND LAYOUT**

The property consists of a Ground Floor Flat, located at 38A Iverson Road, in the Lloyds conservation area.

Our client, the owner of the ground floor flat, wishes to build a ground floor rear extension.

## **3. PROPOSAL**

The proposal is a ground floor rear extension, as shown on the attached plans

### **3.1. Scale**

Given that the next door neighbours at no. 36 Iverson Road have done a massive two storey extension (as the front cover image of this statement, as well as the photo below scan how), our proposal being only at the ground floor, is not out of scale with the neighbouring development.

### **3.2. Daylight and Sunlight**

The proposal's height is less than the neighbouring developments at no. 36 and no. 40 and therefore cannot possibly cause any overshadowing issues.

Also, the orientation of the proposal is mainly towards the South, and since shadows are never cast southwards, there cannot possibly any loss of light or overshadowing issues.



Fig. 1 – Rear elevation of 38 Iverson Road, with the massive double storey extension at no. 36 to the left, significantly smaller in size, scale and volume to our proposal

### 3.3. Design

The proposal intends to be done with all consideration given towards the existing materials and the character of the area. All materials which are to be used shall match the existing.

### 3.4. Landscaping

The street scene and existing landscape will not be adversely affected by the proposal in any way and there is no proposed landscaping. The uses and aspects of the existing building will be maintained and developed in a very natural way.

### 3.5 Access

The access routes to each flat will remain as they are, while the ground floor flat's access to the rear garden will be through the proposed rear extension.

### 3.6 Parking

The proposal will not have any impact on parking spaces and transport.

## **4. CONCLUSION**

The proposal is neither out of scale, but rather smaller in terms of height, volume and size than the neighbouring developments. The proposal will not cause any overshadowing as it is oriented towards the South and is smaller in height than the neighbours' developments. No overlooking issues will rise from this proposal. As the existing garden is large enough, the proposal will also leave enough garden functional as green amenity space.

As the proposal is designed to comply with the Council's Planning Policies, with all consideration given to the character of the area and the neighbouring properties, the proposal is therefore submitted to your consideration for approval.