

**P350.14 DESIGN & ACCESS STATEMENT**  
**for**  
**PROPOSED DEVELOPMENT**  
**at**  
**54 MAYGROVE ROAD LONDON NW6 2ED**

The existing house is a late 19<sup>th</sup> Century terraced house on Lower Ground, Ground, First and Second floors.  
It is not a Listed Building nor is it in a conservation area.

The rear elevation (to which the principal part of the application relates) has been entirely rebuilt in the mid-20<sup>th</sup> Century.  
Remnants of an original rear extension are evident at the party wall with No 56 Maygrove Road in the form of a 3.6 metre tall wall including evidence of an original chimney breast.

The proposal is in two parts.

The first is for a two storey rear extension to flat A providing an enlarged kitchen / dining room at lower ground floor and additional bedroom.  
The development will also provide a first floor balcony for the use of Flat B.  
The second is for infill of the existing void below the front entrance steps to create an extended bathroom.

The lower ground floor kitchen / dining extension will extend from the rear elevation to the same depth as that existing at No 56 Maygrove Road.  
It will have no detrimental effect on the occupiers of No 56 since it will replace the existing tall wall on the boundary.  
At the boundary with No 52 Maygrove Road the roof will slope down to a height of 2m. This is no higher than the existing fencing and therefore will have no detrimental effect.

The bedroom development at ground floor extends from the rear elevation no further than the existing at No 52 and 54 Maygrove Road, it is set back approximately 1.7metres from the boundary with No 52 and 300mm from the boundary with 56.  
A first floor balcony will be created on the roof of the ground floor extension  
This will only extend to half of the depth of the ground floor and be provided with opaque glass screens on the boundary sides to safeguard neighbour's privacy.

There will be no loss of privacy or amenity at the adjacent properties.  
Preliminary studies have shown that there will be no appreciable loss of daylight at the windows of the adjacent properties. A daylight study has been commissioned which will be forwarded as soon as available.

The predominant form along the rear of the terrace is of extension on 3 floors, very often with a balcony on the roof as at numbers 52 and 56.  
Number 54 is unusual in that it has no rear extension, although there is clear evidence that it originally did have.  
The proposal is consistent (or smaller) in terms of volume height and materials with these existing extensions.

The infill below the front steps will create an enlarged bathroom.  
It is consistent with other similar developments in the road.