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<b>Client:</b>	<b>Mr. Gigi Petane</b>
<b>Site Address:</b> <b>Camden Council</b>	<b>40 Rochester Road</b> <b>London, NW1 9JJ</b>
<b>Proposed Works:</b>	<b>GF Extension/First Floor Extension – Subdivision of property</b>
<b>Date:</b>	<b>23<sup>rd</sup> February 2018</b>

**Design & Access Statement**

**Introduction**

This design and access statement is to accompany an application to extend a single dwelling via a modest ground floor rear extension and a small first floor side extension (to infill a void with no.39). It is also proposed to convert the dwelling into 2 self-contained flats.

**Amount**

The proposal will create an additional 11.7m<sup>2</sup> on the ground floor and an additional 2.8m<sup>2</sup> via a small first floor extension infill. It is then proposed to create 2 self-contained units, a 1-bedroom unit on the ground floor and 2-bedroom maisonette on the first/second floor. The ground floor flat will also benefit from some amenity space to the rear garden.

**Layout & Access**

There will be no changes to the external layout of the site. Internal changes to layout will be provided to ensure self-contained units have their own essential and private accesses. Existing external access will remain unchanged. As the property is existing and not a new build it is more restrictive in updating accessibility.

**Scale**

The proposed development requires modest scale works to increase the footprint of the property to accommodate additional habitable spaces to the self-contained units.

**Appearance**

The proposed first floor front extension will be the only significant change from the front of the property. However, this feature will actually ensure the facades of no.40 and no.39 now match. This will create a more coherent appearance from the street.

The property has a small front garden with a modest sized flower bed with some flowers and shrubs. The objective is to retain as much of this flower to ensure that the greenery remains as do the flowers. It will be reduced by approx.500mm to ensure that the cycle stands are successfully installed. This ensures there is still a balance between the hard standing and the soft area. All existing large shrubs will remain and be protected from this minor change in the size of the flower bed.