

# **P360.14 DESIGN & ACCESS STATEMENT**

## **for** **PROPOSED DEVELOPMENT** **at** **54 MAYGROVE ROAD LONDON NW6 2ED**

### **The House**

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 Design**

The proposal is for a two storey rear extension to flat A providing an enlarged kitchen / dining room at lower ground floor and additional bedroom at ground floor.

The development will also provide a first floor balcony for the use of Flat B.

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 be entirely hidden by the existing tall wall on the boundary.

At the boundary with No 52 Maygrove Road the roof will slope down to a height of 1.8m. This is less high 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 56 Maygrove Road, it is set back approximately 1.7metres from the boundary with No 52 and by the width of the retained boundary wall (approx 300mm) from the boundary with 56.

The wall adjacent No 56 will extend only 2.5 metres from the rear elevation and will then be chamfered at 45 degrees in order to further reduce any impact on the double doors at No 56.

A first floor balcony will be created on the roof of the ground floor extension

This will only extend to 2.5 metres from the rear elevation and be provided with opaque glass screens all round to safeguard neighbour's privacy.

### **Amenity and Privacy**

There will be no loss of privacy or amenity at the adjacent properties.

A daylight study has been carried out that shows there will be no loss of daylight at windows to No 52 and only minimal loss of daylight at the ground floor doors to No 56.

### **Impact on the house and the rear terrace elevations.**

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 ground floor extension is set over one storey below the eaves level.