

Flat A, 1 Evangelist Road, London NW5

Design & Access Statement to support application for Planning Consent

December 2018

1. Introduction

1.1 This Statement has been prepared in support of the application for:

Single story rear extension.

1.2 It is intended to meet the requirements for a Design & Access Statement as set out in Town and Country Planning (Development Management Procedure) (England) Order 2015, Part 3, paragraph 9.

2. Site and surrounding area

2.1 Evangelist Road runs from Burghley Road in a north westerly direction to Lady Somerset Road.

2.2 No.1 Evangelist Road is a four storey conversion with an apartment on each floor. The current application is for a single storey extension to the rear of Flat A.

2.3 Flat A, 1 Evangelist Road is the lower ground floor flat and includes the rear garden.

2.4 The rear garden is 17.5 metres long and 6.5 metres wide and lies below the surrounding rear gardens of 1-5 Burghley Road to the south east, 50-52 Highgate Road to the south west and 3 Evangelist Road next door to the north west.



3. Site and surrounding area

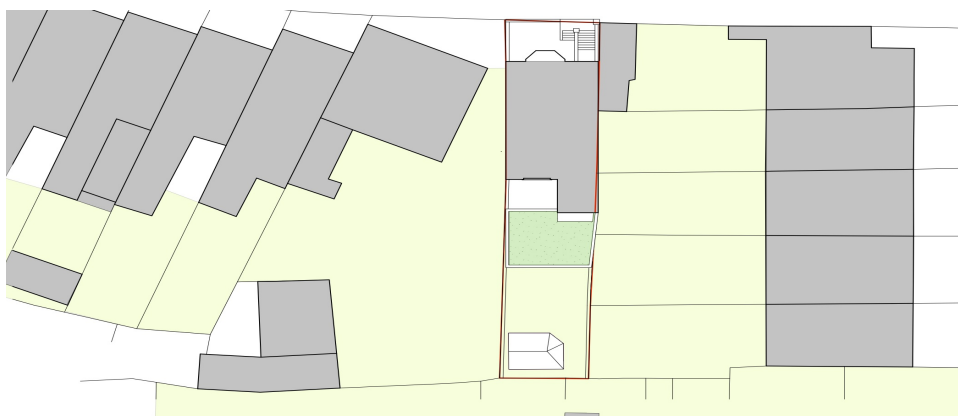
- 3.1 There are three planning records on the Camden planning search website for 1 Evangelist Road.
- 3.2 Conversion of 1, Evangelist Road, N.W.5. into four flats and formation of new dormer windows. Refusal Date 12.01.1972 Reference: 12850
- 3.3 Conversion of 1, Evangelist Road, N.W.5. into four flats and erection of an extension at roof level Approval Date 19.06.1972 Reference: 14032
- 3.4 Installation of two new windows to side elevation of Flats 1 and 2 (Class C3) Approval Date 13.09.18 Reference:2017/5600/P

4. Design

- 4.1 The proposal is for a single storey rear addition across the full width of the garden beyond the existing closet wing, creating a small patio courtyard between the extension and existing apartment. The retained rear garden is 10 metres long.
- 4.2 The floor level is 900mm below the rear garden of 3 Evangelist Road and 450mm below the rear gardens of 3 & 5 Burghley Road.
- 4.3 The external walls are proposed in London stock bricks extending and 'growing out' of the existing building and party fence walls
- 4.4 The roof is to be planted with an extensive sedum covered green roof.



section through rear gardens



plan of proposed extension within the rear gardens

5. Summary

- 5.1 The extension provides useful additional floorspace, is modest in scale, sits some distance from the neighbouring buildings and through virtue of the existing ground levels is 'lowered' into the informal garden landscape.
- 5.2 Materials will complement the host building and be in keeping with the surrounding houses.
- 5.3 The proposal has little impact on the amenity of neighbouring dwellings.
- 5.4 Access arrangements for the dwelling are not altered by the proposals.