

## DESIGN & ACCESS STATEMENT

To accompany the planning application for the proposed works  
at 5 and 6 Rosslyn Park Mews

December 2018



**Contents:**

1. Introduction
2. Site and Context
3. Proposal

## 1. Introduction

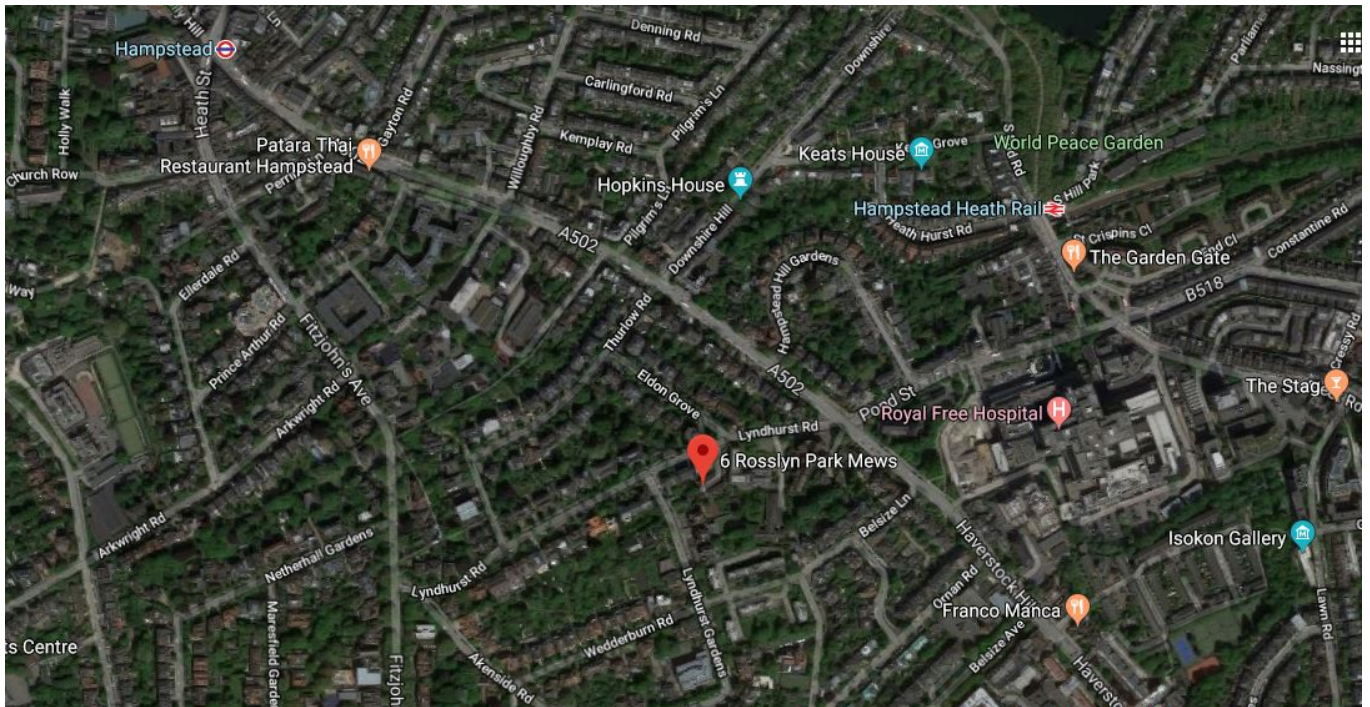
1.1 This Design and Access statement has been prepared in support of the planning application at 5 and 6 Rosslyn Park Mews, which is submitted by Kokorelia Architects Ltd on behalf of Ron Golan. The proposal is to be read in conjunction with the accompanying drawings.

The applicant seeks planning permission regarding the following works:

- Corner extension (3 storey) at N. 6
- 2nd floor side extension at N.5
- Loft extension at both N.5 and N.6
- Alterations to windows and door at N.6
- Addition of skylights at both N.5 and N.6

## 2. Site and context

- 2.1 The properties are two semi- detached adjacent single house dwellings, located at 5 and 6 Rosslyn Park Mews.
- 2.2 The buildings are not listed.
- 2.3 The surrounding area is characterized by mainly residential and some commercial properties.



### 3. Proposal

#### USE AND AMOUNT

The applicant seeks permission for the following proposed works:

##### n.5 Rosslyn Park Mews

Side extension:

Extend to the side at 2<sup>nd</sup> floor level , the extension will be used to accommodate additional bedroom space at 2<sup>nd</sup> floor level

Loft extension:

It will be used to accommodate additional bedrooms.

The loft will complement the height of the neighbouring properties of the mews on the opposite side.

##### n.6 Rosslyn Park Mews

Corner extension:

Extend to the corner. The extension will rise to the 2<sup>st</sup> floor level (loft level) and will be used to accommodate part of the living room at ground floor and additional bedroom space on the upper floors.

Loft extension:

It will be used to accommodate additional bedrooms.

The loft will complement the height of the neighbouring properties of the mews on the opposite side.

#### SCALE

##### N.5 Rosslyn Park Mews

The Proposed Gross Internal Area of the side extension (2<sup>nd</sup> floor) + loft extension (2<sup>nd</sup> floor) is 58.79 sq.m

##### N.6 Rosslyn Park Mews

The Proposed Gross Internal Area is as follows:

-Corner extension is 12.9 sq.m

-Loft extension is 49.67 sq.m

Total Proposed GIA for N.5 and N.6: 121.36 sqm

#### APPEARANCE

-The proposed extension will match the existing building in regards to exterior materials, brick, white panelling and roof tiles.

-The proposal increases the height of the ridge similar to the properties on the opposite side of the mews that are currently 1 level higher.

-The overall volume of the proposed is significantly smaller than the overall volume of n.12-13 and 14 Lyndhurst Road.

Please see below approximate calculations.

5-6 Rossllyn Park Mews Total Volume(with proposal) approx.. 1,116 m3

12-13-14 Lyndhurst Road approx. Total Volume 3,120m3

-A daylight and sunlight report has been included within the application by a specialist investigating the impact of the proposal to the surrounding buildings, which supports the proposed development. The results of the report confirm that the development will have a relatively low impact on the light receivable by its neighbouring properties and suggests that there is no daylight or sunlight related reason why planning permission should not be granted for this scheme.

#### PRE- APPLICATION ADVICE

Pre-application advice was given on the proposed development and the initial design has been altered in order for the proposal to match better to the existing environment.

#### LANDSCAPING

The proposal does not include any landscaping works.

#### ACCESS

Access to the property will remain the same.