

## **Design and Access Statement: Demolish/rebuild rear extension**

6 Cleve Road is a semi-detached house in single family occupation.

The application is to widen the existing 6.9m ground floor rear extension by 2.7m. There is no change to the depth or height of the extension parapet walls.

As the extensions date from the 1930s and 1970s, the building quality is of a low standard. Fenestration is a mixture of sizes and inappropriate materials, including PVC. Floor and ceiling levels are inconsistent. Thermal insulation is very poor. Facing brick is mismatched and incongruent with the main house.

The setting of the extension in the large rear garden should be seen in the context of the development of rear gardens close to 6 Cleve Road which is a feature of the Conservation Area (see location plan).

(i) The “matching pair” house attached at 8 Cleve road has a wider rear extension comprising c 65% of the width of the original house. This proposal comprises c60% of the width of the original house thereby restoring a sense of balance with the matching paired house at 8 Cleve Road.

(ii) Visible from the rear of 6 Cleve Road is the substantial 3 storey rear extension deep into the garden of 10 Cleve Road, with car garages further to the rear.

(iii) Also visible from 6 Cleve Road is the recently granted terrace of 4 storey houses (Highfield Mews) built in the back garden of a house in Compayne Gardens.

There will be no change in the height or outlook of the rebuilt extension at 6 Cleve Road. There are no public views of the proposed extension. The extension will not be any more visible, nor result in any sense of enclosure as the nearest facing properties are behind the rear garden wall some 30m away. There is no loss of amenity or harm caused by loss of daylight, sunlight, outlook, privacy or overlooking to neighbouring properties.

In massing, the modest increase in the extension width is proportional and subservient to the main rear elevation to the house. The main house remains dominant.

In design terms the rebuilding will preserve and enhance the conservation area, albeit only in private views from 6 Cleve Road itself. The new fenestration will be coherent, of appropriate heritage PCA, and thermally efficient. Brickwork will comprise used London stock with mortar, pointing and arch-work consistent with the original building.

In addition to the thermal and acoustic insulation improvements to meet or exceed building regulations, improvements will be made to roof water drainage. Roof water will be collected in underground storage for garden watering, and any excess will be dispersed through soakaway, resulting in a significant reduction in rainwater discharge to public drainage system.

The above proposed changes and floor level rationalisation will create safer and improved living accommodation for the disabled occupier.

For these reasons, this modest and subservient 2.7m width extension, similar to the paired house at 8 Cleve road, will have no negative impact, and will preserve and enhance the conservation area.