



Date: March 4th, 2018

## DESIGN AND ACCESS STATEMENT

Flat 1, Sussex House, Glenilla Road, London NW3 5AU

### NEW REAR GLAZED GARDEN ROOM EXTENSION

#### **1.0 Introduction**

This Design and Access Statement accompanies an application for Planning Permission and Conservation Area Consent for Flat 1, Sussex House.

We are seeking permission to build a rear glazed garden room extension.

#### **2.0 Existing Site**

Sussex House is a post war purpose built, red brick block of apartments in the Glenlock sub area of the Belsize Conservation Area. The property is of a symmetrical composition with Georgian style windows.

Around the Site:

- There is good transport links via Bus, Underground and Taxi to the rest of London.
- The nearest tube station is Belsize Park.

#### **3.0 Architectural Response and Design Principles**

The new rear extension is sited on the area of the existing rear decking which is screened from the garden by dense hedging and abutting the blank brick wall of the neighbouring rear extension. It will be glazed on two elevations, the side south-eastern elevation would have glass sliding doors leading to a patio and the rear south-western elevation would have sash windows that would match the existing building.

At present the access and outlook into the garden is limited. The proposal will therefore create a large, bright garden room across the full width of the living room.

3no. skylights will provide additional light to the extension and the existing living room behind.

## **4.0 Environmental Statement**

### **Highway and Transport**

There are good transport links via bus, underground/train and car from the site to other parts of the city.

### **Access Statement**

There is no level access from the street to the main entrance of the block, but here will be no change to accessibility internally.

The building is not wholly Part M compliant, but the apartment will achieve Lifetime Homes, Wheelchair Housing standards or Safety by Design Standards.

### **Parking**

No change to parking arrangements for the property.

### **Flood Risk**

We envisage no further risks to the building and surrounding area than that currently experienced following the construction of the proposed development.

### **Materials**

All infilling will be done with materials which match the existing in terms of material, methods of construction and finished appearance.