

DESIGN AND ACCESS STATEMENT

PROPOSED SINGLE STOREY SIDE RETURN AND REAR EXTENSIONS TO A SINGLE FAMILY HOUSE AT 71 SHERRIFF ROAD, WEST HAMPSTEAD, LONDON NW6 2AS

1. Introduction

The Design and Access Statement (DAS) accompanies an application for a single storey side return and rear extensions to a single family dwelling at 71 Sherriff Road, West Hampstead, London NW6 2AS. The DAS has been written to meet the requirements of Article 4C of the Town and Country Planning (General Development Procedure) Order 1995 (as amended).

As this proposal is for a minor alteration to an existing residential house, some aspects such as the social and economic context are of limited applicability.

2. Location and Historic Statement

The application site is located on Sherriff Road in West Hampstead. The house is a 3-storey terraced Victorian property. The house is constructed of red brick at the front and London stock brick at the rear. The front of the building and the lower ground floor at the rear are painted white. Most of the windows are original single-glazed sashes. The current use of the building is residential; the building is a single family dwelling. There is a medium size garden at the rear which backs onto a railway line.

The public transport links to the property are excellent, the tube, railway station and several buses are within a short walking distance.

3. Design Principles, Concepts and Layout

The application seeks a planning permission for the addition of a single storey side infill return and rear extensions to the rear of the property.

The proposed rear and side infill return extensions are common architectural features in this area. The proposal will have a minimal impact on the neighbourhood. The extension will be only visible from very limited places at the rear and therefore will not have any negative impact on the perceived appearance from the street.

The ground floor level of the house no.69 is approximated 600mm higher than the house no.71; this is due to the street being on a slope. The existing garden wall dividing the two properties is 2.15 meters high as measured from the side of the house no.71 and only 1.55 meters high as measured from the side of the house no.69. The proposal seeks to make the new party wall higher, so it will be more than 2 meters high from the side of the house no.69. This issue was discussed and agreed with the owners of house no.69, as in the future the new wall will be used by them when they will be constructing a similar development.

An email confirming their agreement is attached to this document.

The side infill return extension will not be visible to any other house than the house no. 69.

To minimise the negative impact, the proposed extension will have a sedum green roof.

On the other side the house no. 73 already has a rear extension, the proposed extension to house no. 71 will protrude to the same depth as the existing extension to house no. 73, and therefore it will not affect their daylight or an outlook.

The rear of the property is visible only from the railway line, so it will not affect any other dwellings in the neighbourhood.

Some of the relevant planning permissions are:

2014/5958/P – 73 Sherriff Road, NW6 2AS – single storey rear infill extension

2018/1027/P – 45 Sherriff Road, NW6 2AS – single storey rear extension

2013/4110/P – 25 Sherriff Road, NW6 2AS - single storey rear extension

2010/3148/P – 75 Sherriff Road, NW6 2AS – side glazed infill extension

2008/0308/P – 55A Sherriff Road, NW6 2AS – single storey rear extension

4. Scale

Rear and side elevation drawings are included with the application.

5. Landscaping

Landscaping of the site will be minimally changed by enlarging the existing paved area outside the rear garden doors.

6. Access

The access to the property from Sherriff Road will remain unaltered. There is no parking provided within the building.



Hi 

Thank you for showing us your proposed plans for the side return and the rear extensions. We are happy with your plans and in the future we will be doing similar development to our property.

We agree for you to demolish the existing garden wall dividing our properties and rebuild it as a party wall, so in the future we can use that wall as the side wall of our extension.

We are happy for the works to go ahead subject to the relevant planning permission being granted and also that you will put right any problems that occur as a result of the proposed works. We will take pictures of relevant areas and take notes of existing cracks and share copies of these with you prior to the work commencing so that we both have a record.

Keep me posted if you need anything else and good luck with the application.

