



Existing Photo July 2019

21 College Lane, London NW5 1BJ

Design and Access Statement

12.08.19

Introduction

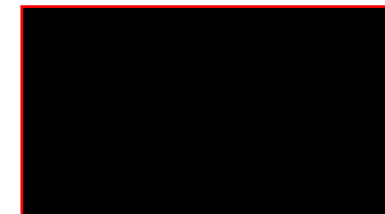
This Design and Access statement supports a Householder Application for [21 College Lane, London NW5 1BJ](#), seeking approval for the construction of a [Single Storey Rear Extension](#). The client has appointed Frank-architecture Ltd as acting agent to prepare and submit the application and answer any follow up queries you may have beyond what information we have included within this application.

OS Map and Block Plan refer	AL 01
Existing Drawings refer	AL 10, 11, 12, 13, 15, 16 + 17
Proposed Drawings refer	AL 20, 21, 25, 26 + 27

Relevant Planning History

- Householder Application Ref 2015/4700/P - Erection of mansard roof extension REFUSED.
- Householder Application Ref 2006/5447/P - Erection of mansard roof extension REFUSED.

Client



Architect

Frank Strathern
frank-architecture Ltd
31a Poole Road
London E9 7ae

info@frank-architecture.com

Design Statement

01 Context

No 21 College Lane is a two storey terraced property fronting onto College Lane, a public access route. The building is part of a row of early 19th Century painted brick cottages. The property lies within the Dartmouth Park Conservation Area but is not listed. The new infill will be at the rear of the property where there already exists several infill extension of various sizes and styles. Refer Google Map 3D view extract below, and site map locating view point..

02 Use

The property is to remain a family home and the proposals are to accommodate the growing family needs by providing a larger brighter living, dining and kitchen area experience with the family bathroom relocated centrally on plan and closer to the bedroom.

03 Layout

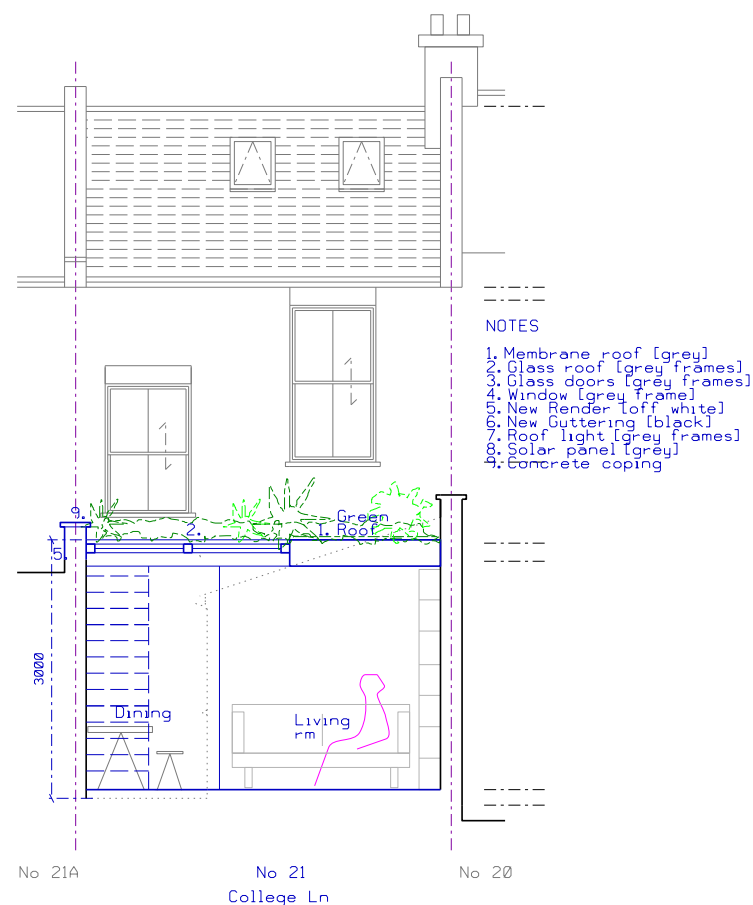
The proposal is a simple glazed single storey light weight structure to the rear elevation, a modern conservatory with direct access to the garden maintained. The glazed addition with some internal alterations creates an enlarged brightly lit formal dining area, living room and kitchen. Moving the family bathroom centrally will assist ease of use direct and not via the kitchen and also again allow more light to fall centrally living/kitchen/dining areas.

Refer Existing drawings AL 10, 11, 12, 13, 15, 16 + 17
Refer Proposed drawings AL 20, 21, 25, 26 + 27



04 Scale [contd.]

The glazed structure flat roof section will rise to max 3m in height. Refer part section below from drawing AL 26. This allows the existing ceiling height and the new to marry.



extract Drawing AL 26 Proposed Section BB

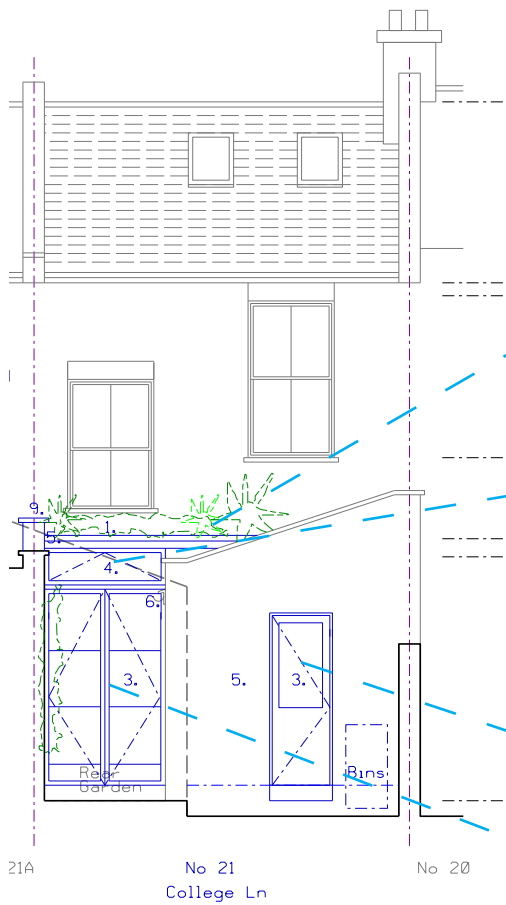
The remaining section of the clay tiled monopitched roof north of the blue dotted line illustrated below in the existing photograph will remain at its current height



Existing Mono pitched roof

05 Appearance

The new proposals would appear modern in their own right but respect the original architecture and enhance rather than detract. Refer drawings AL 16+17 and AL 26+27 for before and after. Below are some images to assist illustrate the proposed appearance of the new single storey infill.



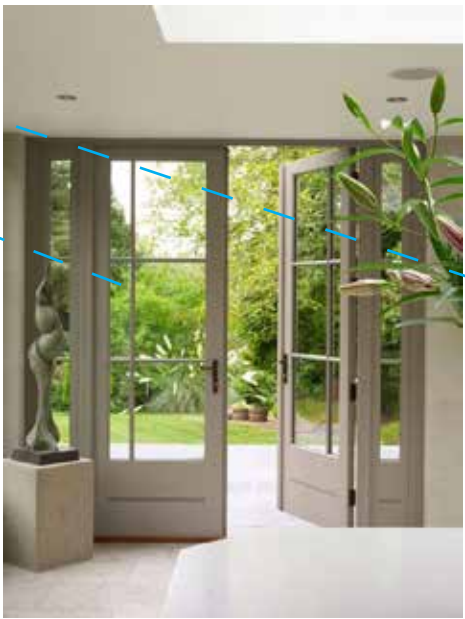
extract Drawing AL 26 Proposed Rear Elevation



Green Roof



Glazed Roof



French Doors



Stable Door

Access Statement

The entrance to No 20 College lane is directly off College lane with one step up on arrival through the front door. The ground floor is all on one level and the floor to the new addition to the rear will also be on this level. There will not be any changed or altered levels to the current main entrance sequence in any way.