

Design & Access Statement

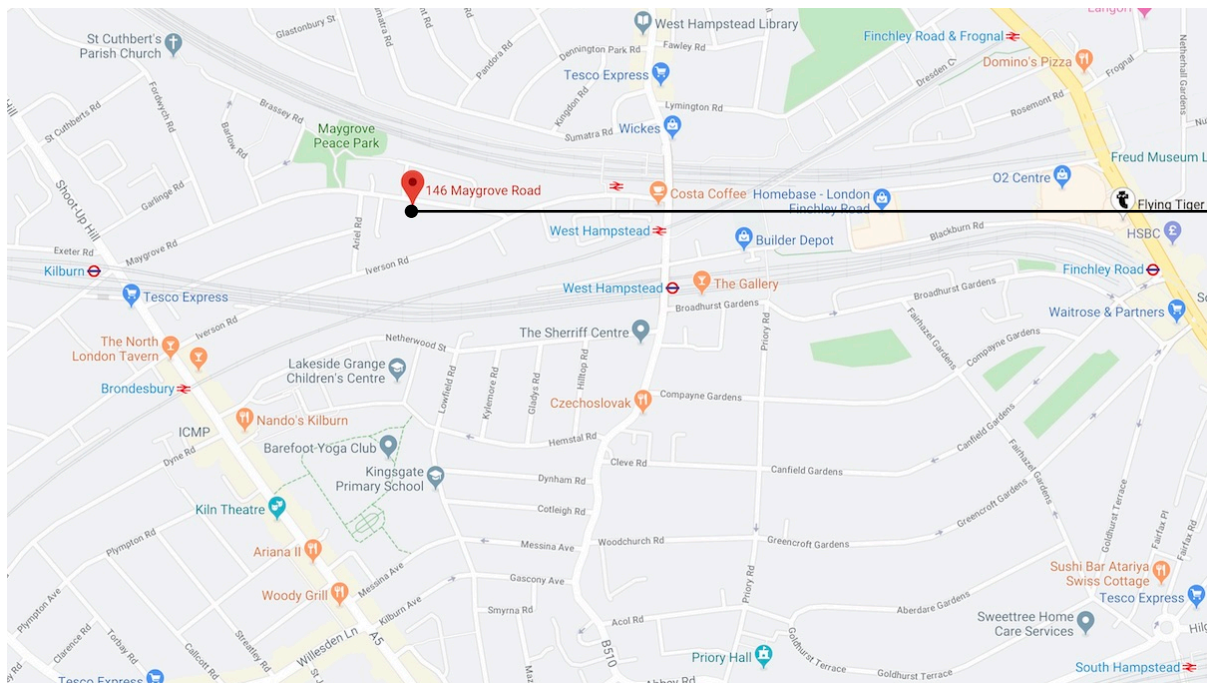
146 Maygrove Road, London, NW6 2EP

Planning Application for Rear / Side Extension
November 2019

Location & Background

146 Maygrove Road is a period terraced building in the London Borough of Camden, located close to West Hampstead and Kilburn Underground Stations and even closer to Maygrove Peace Park.

The local shops, restaurants and cafes are also within easy reach.



146
Maygrove
Road
NW6 2EP

Map View



146
Maygrove
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Satellite View

History

The use of this property has been residential and remains as such with this proposal. The existing building is a three-storey house divided into 3 flats. There is paved access to the entrance and a small planter at the front, and a garden with a shed at the rear.



Existing Street Elevation



Existing Rear Elevation

The Proposal

This planning application is for external changes to the rear of the property on the ground floor. The proposal seeks permission for a rear / side extension to the ground floor to enlarge and better organise the existing Flat 1, and Flats 2 & 3 on the floors above.

The proposed side extension towards No.144 would line up with the existing rear extension, leaving a light well in the middle to provide daylight to the proposed bedrooms in Flat 1. The rear extension would extend 3m into the rear garden, similar to the existing neighbouring extension at No.150. The sides of the proposed rear extension would slope at 45° down to 2m against the neighbouring boundary walls.



Full height sliding doors towards the garden in the living area and roof lights above the kitchen & dining area are proposed to provide more daylight.

Internally, additional alterations to all flats are proposed to improve the layout and make more efficient use of the available space.

Materials & Details

Externally, the proposed rear / side extension would be painted white to match the existing rear and neighbouring elevations.

All proposed and replacement doors and windows would match the ones on the existing building in shape and material.

Garden

The proposal includes reviving the neglected garden by re-patching the grass where needed in order to create a continuous lawn, and tidying up the existing low level bushes and greenery. The existing fence will be repaired and partially replaced where needed. The aim is to create valuable residential amenity space.

Access

The existing front garden and paved access would remain in the same location. The main entrance leads to an internal staircase allowing access to all flats. This arrangement will remain unchanged. All refuse storage and collection arrangements will remain unchanged.

Based on the above, the site will not have any accessibility issues.

Conclusion

The overall vision and objective is to improve the quality of the existing building. The proposal seeks to integrate the proposed contents by sensitive design that will preserve and enhance the character of the building and the surrounding area.