



SQUARE FEET ARCHITECTS

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Planning Department
LB Camden
5 Pancras Square,
London N1C 4AG

20th November 2019

Dear Sirs

**Re: Design & Access Statement –
REAR EXTENSION AND NEW ROOF LIGHT @ 9 PERCEVAL AVENUE LONDON NW3 4PY**

Proposal – The proposals are to extend at the ground floor at the rear to create a better layout of the family's living area.

Planning Background – The site is located in the Fitzjohns Netherhall Conservation Area.

The street is briefly mentioned in the Conservation Area Appraisal as being a later intervention than other streets in the area. The appraisal mentions only the materiality and steep tiled roofs of the houses. No.11 is not mentioned specifically.

The front façade is not proposed to be changed. Any alterations to the property will occur at the rear and side of the property which is not visible from the public realm.

We note that the house has been extended to the rear previously (Ref P9602207R3), also into the basement (Ref 2003/3474/P).

Design – our clients asked us to help them create an interior with better flow and connectivity between the kitchen, living and dining spaces.

The existing kitchen is a little limited in terms of space and storage – by extending a little, squaring off the extension.

Referencing Camden's Planning Guidance document "*Altering and extending your home*", it advises, amongst other aspects, that any extension be subordinate to the main house. The proposed extension is around 5.5m wide and 1.8m deep. This would be to extend an extension from the 'original house' making in effect a full width extension of say 5m depth.

The height of the extension would match the existing, with a new flat roof and additional rooflight.

The extension retains a good-sized garden, and would not be visible from the street.

Noting the immediate neighbour at no.11 who have recently extended back their house, and referring to their plans (Ref 2017/6175/P) - our proposals would not negatively effect their outlook or daylight since our extension is on single storey.



The new rear glazing, on both the left and the right-hand sides, is to be of a modern slim framed, sliding, high-performance type.

The existing polycarbonate, poor performing rooflights, plus one new one, are to be new double glazed flat glass type, to give better thermal and acoustics to the interior.

We are also looking at reconfiguring the master suite, which wont involve any external alterations requiring planning permission – apart from the introduction of a conservation type rooflight to side roof plane, to bring some daylight into an sloping storage area.

Access – the works would be fully in accordance with Part M of the building regulations.

Conclusion – the proposals have been closely considered with regard to design, conservation, amenity and access and believe compliant with all your policies and guidance.

If you have any queries or comments please do not hesitate to contact this office.

Kind regards,

Daniel Leon
For and on behalf of **SQUARE FEET ARCHITECTS LTD.**