

Design & Access Statement:

Side Extension at 73, Broomsleigh Street, West Hampstead, London NW6

1.0 Introduction

Ms Kavita Wali has recently purchased the existing terraced house no. 73, Broomsleigh Street, West Hampstead, London NW6 and wishes to carry out general internal improvements to the dwelling to bring it up to modern standards. She wishes to add a new rear side extension to the ground floor of the rear outrigger annex infilling the side passage up to the boundary with no.75.

2.0 Site & Context

73, Broomsleigh Street, is a 2 storey late 19th century terraced house requiring modernisation with original rear outrigger annex, which is set on the east side of Broomsleigh Street. The property is not located within a Conservation area. The property has a paved front garden area & front entrance hall and an east facing rear paved patio garden for the ground floor. The external materials are London stock brick with stone dressings & rendered finishes to the main entrance & 2 storey front bay window. The visible pitched roof to the main part of the house is in slate. The windows are upvc sash & casements in existing openings.

3.0 Proposal

The new single storey kitchen side extension will use similar materials to the existing house namely matching brickwork to the boundary wall & natural slate low pitched roof. Roof windows will be included in the new roof to provide improved daylight to the enlarged kitchen/dining room. The extension will not extend beyond the end of the present gable end to the 'outrigger' extension & the top of the boundary wall will be no more than 2200mm above the present ground level & the maximum height at the roof 3000mm.

The proposed kitchen extension is designed to comply with the design criteria for side extensions as defined in the National Planning Portal guidance & Camden's Planning Guidance;

- It is a lean-to building eaves height is 2200mm significantly less than the recommended 3m maximum to avoid any daylight reduction to the adjoining property windows in compliance with the 45 deg test in 3.10 of CPG Amenity guidance.
- The materials to be used will be to match those of the existing building. Brick walls to be fairfaced London stock bricks. The pitched roof will be natural slate with black upvc gutters & downpipes.
- Openable Velux roof windows are proposed for daylighting to the new kitchen extension.
- New fold-aside patio doors in grey aluminium window system is proposed for an enlarged opening to the garden from the new kitchen/dining room.

4.0 Consultation.

The owners have consulted the immediate neighbours.

5.0 Access & Refuse.

Access to the property will remain as existing. Similarly the existing refuse provision will not be amended.

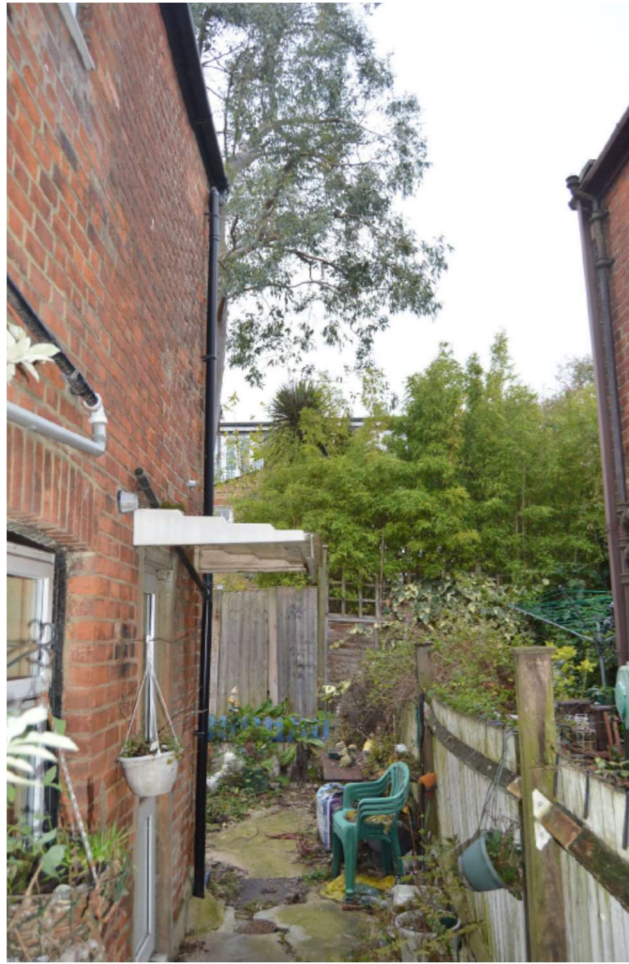
6.0 Parking Provision.

The proposal does not affect the current parking provision & does not warrant additional parking provision.



Front Elevation to 73 Broomsleigh Street

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Side Passage looking East



Side Passage looking West

7.0 Quantum of Development.

The present gross area of the property to the perimeter boundaries is 97.5 sqm. The existing built area footprint including loft is 146.8 sqm. & the proposed built area is 156.3 sqm so an addition of 9.5 sqm in gross area is envisaged in the proposals

8.0 Conclusion.

The proposal complies with the local development plan & other design directives being well designed & of high quality in detailing & choice of materials respecting the quality of the local & immediate environment of its neighbours.

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