

BROD WIGHT Architects

The Rook, Sandy Road, London NW3 7EY

Design and Access Statement: Ref: 1091-D+A

23rd January 2020
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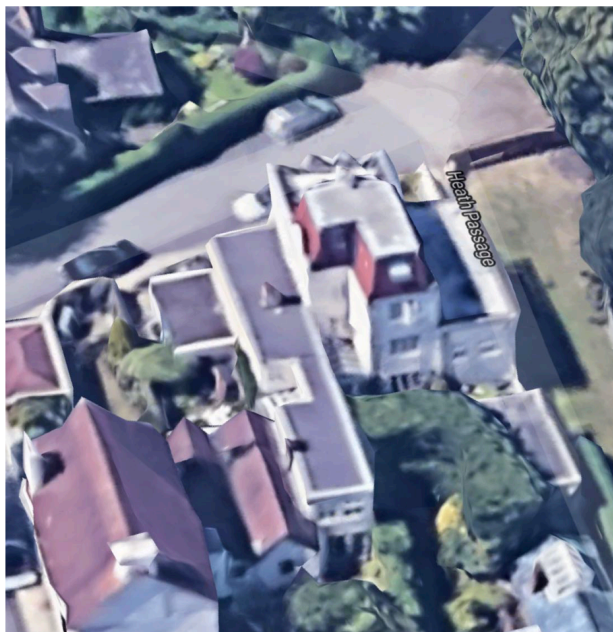
This Statement should be read in conjunction with the submitted drawings ref 1091-S01 to S04 and 1091-AP01 to 04

1.0 Design Brief/Proposals

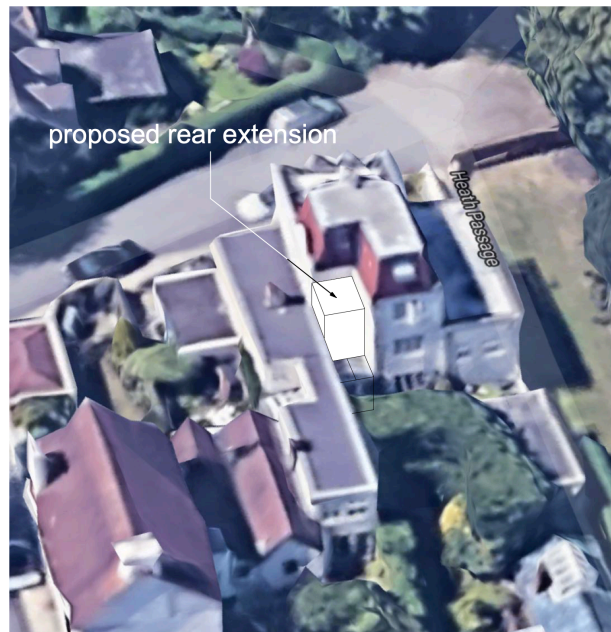
- 1.1 The owner wishes to apply for Planning Permission for a rear extension to this property in Hampstead Conservation Area.

2.0 Proposal Relative to the Existing Building

- 2.1 The existing house footprint is L-shaped on plan above the ground floor level. This proposal seeks to partially infill the open part. The extension is set back from the rearmost wall of the house and below the eaves to respect and be subservient to the existing house.



Existing View to Rear



Proposed View to Rear

3.0 Appearance and Materials

- 3.1 The existing house is a mixture of white painted brickwork and white painted render. The extension has been proposed in white painted brickwork to match, that being the higher quality material of the two.
- 3.2 Windows are to be white painted timber to match existing.

4.0 Amenities

- 4.1 No neighbouring amenities are affected by the proposals.

5.0 Impact on the Street Scene

5.1 The rear extension will not be visible from the street.

6.0 Access

6.1 Access to, from, and within the property is unaffected by the proposals.

7.0 Refuse & Recycling

7.1 The existing arrangement will remain unaltered.

8.0 Conclusion

8.1 When considered against the local and national policies, the proposed extension of the property is considered to be entirely appropriate and accordingly, we respectfully request that Planning Permission be granted