

Design Access Statement

18a Bartholomew Villas, London NW5 2LL

Proposed single storey rear extension

Introduction: This design and access statement is prepared in support of the application for full planning permission and should be read with the plans accompanying the application. It is proposed to sympathetically extend the existing family dwelling creating additional living accommodation for the owner.

Policy Background: This scheme has been designed taking into consideration the relevant planning policies of the Development Management Document Adopted in 2014 in respect of extensions to residential properties.

The Design Component: We are proposing a single storey rear extension to an existing domestic dwelling. The proposal has been designed to match the scale & appearance of the existing property and the surrounding area. The landscaping will also match that of the existing surrounding.

Use: The existing use for the application site comprises a terraced property currently converted into self-contained flats. The proposed development will remain as a family dwelling but will provide additional living accommodation at ground level.

Amount: The proposed extensions are consistent with the amount of development in the vicinity in terms of density. The neighbourhood's services are unlikely to be affected by the amount of development planned. The additional floor space will not unduly harm the existing amenity.

Layout: The layout of the building has been designed to match that of the existing building on the site and that of adjoining buildings. Given the juxtaposition of the adjoining properties within the road the projection of the extensions from the rear main wall and side main walls of the original dwelling house do not unduly affect the windows or amenity of the adjoining occupiers. All habitable rooms are provided with windows for natural daylight and ventilation.

Site Layout: The layout of the building on the site is unchanged.

Scale: The proposed extensions sit comfortably with the adjoining buildings in terms of mass and space between the buildings. The scale, geometry and proportion of the proposed windows and fenestration for the extensions are domestic in scale and similar with the existing and other buildings within Bartholomew Villas and that of the surrounding areas.

Landscaping: The proposed development offers better means of access and visual link from the ground floor level.

Appearance: The choice of materials and architectural details for the proposed extension are selected to blend seamlessly with the appearance of the existing road whilst preserving the character, appearance and context of the surrounding area.

Access: The access for the house remains as existing.

Vehicular and Transport Links: There are excellent transport links, with bus stops and train links a short distance from the property.