

21 Belsize Road, London, NW6 4RX

2095/DA

**DESIGN & ACCESS STATEMENT**

21/05/2020

**1.0 Access**

- 1.1 There will be no change to the existing access to the dwelling
- 1.2 The new rear balcony area will be (privately) accessed from the new adjoining first floor accommodation.

**2.0 Design**

- 2.1 The proposed rear extension is virtually identical to the recently approved rear extensions to both immediately adjoining properties (at 17 and 19 Belsize Road), in the existing terrace.
- 2.2 The proposed extension will enhance the character of the terrace of three houses by creating a similar form to each property and hence the modeling, rhythm and the appearance of the terrace itself.
- 2.3 The extension has been designed to ensure that there is no adverse impact on any adjoining owner in respect of: sense of enclosure, daylight, sunlight, view and privacy.
- 2.4 The additional accommodation will make a positive contribution to the wellbeing of the occupants by providing both further internal accommodation, and also additional external recreational space, by means of the proposed balcony
- 2.5 The proposed extension is on the site of existing services and utilities, thereby achieving improved residential accommodation whilst respecting issues of sustainability, all in line with Council policy.
- 2.6 The proposed materials for the extension are all compatible with the existing dwelling.
- 2.7 The construction itself will be highly sustainable, reducing energy usage by incorporating: a high level of thermal performance; low energy light fittings; and water efficient toilet fittings. The combination of these features will result in an improved environmental performance, and a consequential reduction in the carbon footprint of the dwelling.
- 2.8 An external aircon unit in a acoustic enclosure will be located in the rear garden (refer acoustic report). This unit will be also be screened from the adjoining owner by the existing brick boundary wall.