

DESIGN AND ACCESS STATEMENT

JOB TITLE: REAR EXTENSION, REPLACING EXISTING CONSERVATORY AND DORMER
ADDITION

ADDRESS: 11 Highfield Mews

LONDON

NW6 3GB

JOB: NUMBER 119

COMPOSED: BY MICHELE PECORARO

DATE: 08/06/2020

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1 INTRODUCTION

This report is prepared by P+P Architects in support of a full planning application in respect of rear extension replacing current conservatory and dormer addition at NO 11 Highfield Mews, NW6 3GB

There are 5 key factors influencing the proposed design:

1. Develop the site with consideration to the policies in the Camden Planning Guidance, as well as other national planning guidance;
2. Optimize the conservatory area replacing it with a more energy efficient rear extension
3. Minimizing the impact on the neighboring property and improve privacy condition;
4. Retention of a reasonably sized garden;
5. Proposed dormer to be sympathetic to No 10 recent dormer addition.



2 CONTEXT AND SITE

The application site is situated within the London Borough of Camden.

The area presents a mix of architectures and style, with an average of two floor height buildings.

The property is part of a recent development and it's part of a group of 3 terraced houses similar in style and layout.

The adjacent property at No 10 has recently completed a rear /side extension and added a dormer window which has been used as reference, in favor of a sympathetic approach.



3 PHOTOGRAPHS OF THE SITE



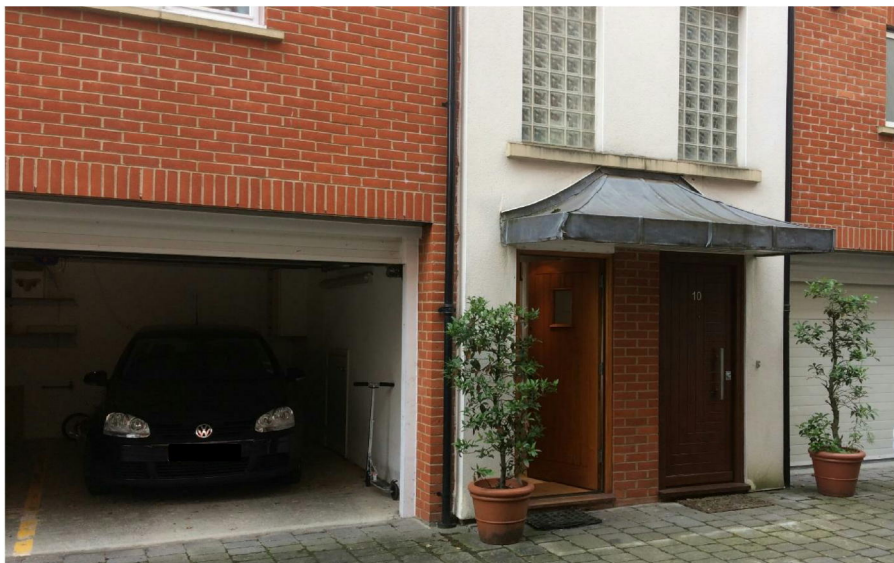
1. PLAN VIEW AND PHOTO REFERENCE MAP



2. BIRD EYE VIEW SOUTH-NORTH

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3.FRONT VIEW

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No 10
Dormer Addition

No 11



4. REAR VIEW

4 PROPOSAL

It is the primary principle of this application to improve the existing accommodation whilst preserving and enhancing the existing building block.

Our proposal includes:

- Rear Extension replacing the poorly built conservatory. The footprint will be similar, but a flat solid roof is proposed
- A green roof extensive type.
- A short cantilever louver/ pergola structure provides solar control and extra privacy for the owner and the adjoining property
- A small dormer sits within the roof slope so that the overall structure of the existing roof form is maintained.
- Minor change of the proportion rear window

The proposed extension will be subordinate to the original building in terms of both scale and materiality.

5 USE

The Building is currently a single-family residential dwelling.

The property 3 story high has the main entrance at a lower level and main living area and garden at raised floor.

The intention is to replace the current conservatory with a more comfortable space that can be used all year around, but still preserving most of the external patio amenity area.

The rear extension will increase the current living space, which would benefit from the immediate relationship with garden.

The addition of dormer at top floor will increase the functionality and flexibility of top room, which will mainly used as office space.

6 AMOUNT

The proposed new single storey rear extension will extend same depth as the current conservatory, but it will be slightly wider.

The dormer will follow same alignment of current skylight

The total area of the new extension will be approximately 13 sqm (GIA).

7 LAYOUT

The partial removal of rear wall will provide an open plan dining /living area at the rear of the property, suited to a modern family lifestyle.

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A completed glazed elevation will enhance the visual connection with the garden and adjacent patio which will be read as part of the rear seating area.

Orientation/light/ventilation: The extension is situated on the south side of the property and it will maximize natural light contribution to the central area of the house. Solar/Shadow control will be provided through the cantilevered louver and climbing plants.

In terms of ventilation the extension will be provided with two corner sliding doors and will create a cross ventilation within the room.

Affect on neighbors: There will be no impact on neighboring house to the east and west side of the proposal, regarding shadowing, lighting, visibility and proximity, as the proposed extension is not too high to obtrude into the line of sight/line of light of these properties.

There is no impact regarding overlooking as there are no openings proposed on sidewalls.

8 SCALE

The proposed rear side extension is deliberately single storey.

It aims to significantly improve the functionality and light condition of the living area and will increase the overall area of internal usable space.

The flat roof is preferred to reduce the overall impact

9 LANDSCAPING

The rear garden will remain unaltered. A green roof "extensive type" will extend the garden green area encouraging new wildlife.

Moreover, the green roof will improve view from first floor room, while offering further thermal insulation benefits.

10 APPEARANCE

It is proposed to use materials which are simple, robust, sustainable and in keeping with the surroundings.

The rear elevation will be mostly glazed with the edge roof cladded with a metal fascia.

Louvers around the roof perimeter will address solar control and increase the privacy level.

The roof dormer cladding will match existing roof slate cladding.

New structures external appearance will remain subservient and understated to prevent any visual conflict with the existing building.

11 ACCESS

Vehicular and pedestrian access remains unaltered.

12 CONCLUSIONS

This Statement supports a planning application for a rear extension and roof dormer addition.

We strongly believe that the proposed extension will make a positive contribution to site, improving internal and external space quality.