

DESIGN AND ACCESS STATEMENT

PROPOSED SINGLE STOREY REAR EXTENSIONS TO A RESIDENTIAL FLAT AT 25A MARESFIELD GARDENS, LONDON NW3 5SD

1. Introduction

The Design and Access Statement (DAS) accompanies an application for a single storey rear extension to a residential garden flat at 25A Maresfield Gardens, London NW3 5SD. The DAS has been written to meet the requirements of Article 4C of the Town and Country Planning (General Development Procedure) Order 1995 (as amended).

As this proposal is for a minor alteration to an existing residential house, some aspects such as the social and economic context are of limited applicability.

This document accompanies the second application for the same site. The previous application ref. no. 2019/3659/P was granted on 17th October 2019.

The new scheme slightly enlarges the proposed side extension up to the line of the existing extension to house no. 23.

2. Location and Historic Statement

The application site is located within the Fitzjohns/Netherhall Estate Conservation Area. The house is a 5-storey, detached Victorian property constructed around 1886. The house is set well back from the road. The construction of the house is in traditional materials, mainly in red brick. The current use of the building is residential; the building is divided into 4 flats, the rear garden is divided between the lower ground floor Flat A, and the main Ground Floor Flat.

3. Design Principles, Concepts and Layout

The proposed alteration to the ground floor flat will provide the occupiers with an additional internal area of 34 square metres. The additional space, together with internal alterations, will create better quality accommodation more suited to modern family use.

The extension will have very little or no effect on neighbouring properties. The proposed extension will be in line with a large extension at house no. 23. On the other side, there are no views onto the rear garden from house no. 27.

Therefore, the extension will be only visible from the flat above and therefore will not have any negative impact on the perceived appearance from the street.

The existing windows on the front, side and rear elevations are UPVC and as part of the proposal they all will be changed for traditional timber sash windows. The only exception will be the garden doors in the proposed extension.

The planning application also proposed an addition of a window on the side elevation and relocation of the existing bathroom window on the same elevation.

Some of the relevant planning permissions are:

2014/1448/P – 23 Maresfield Gardens

2007/6302/P – 33 Maresfield Gardens

4. Scale

Rear and side elevation drawings are included with the application.

5. Landscaping

Landscaping of the rear garden will be changed by enlarging the existing paved area. There will be also a large grass area constructed and the proposed paved area will be done in a way to allow rainwater to filter through the level below the paving stones.

6. Access

The access to the property from Maresfield Gardens will remain unaltered. There is no parking provided within the building.