

**DESIGN & ACCESS STATEMENT FOR**  
**12 BOSCASTLE ROAD, LONDON, NW5 1EG**

Background

The proposal involves the construction of a first floor rear infill extension; see accompanying plans & elevation drawings. The external appearance & scale of the proposal has been designed with due consideration to the neighbouring properties in the immediate locality and due to its 'infill' nature, will have very limited impact visually. The proposed enclosed study replaces the present balcony usage.

Materials to the external faces of the infill extension will be in coated aluminium, to match in with the existing bi-fold doors at ground floor level. The need for more space for 'home-working' was the catalyst, with the present balcony providing an appropriate area for expansion. A study area will be formed within the created space.

Physical

The site is found in the Dartmouth Park Conservation area. The property is a five-bedroom single family dwelling & is end of terrace. The site is rectangular in shape & covers an area of approximately 227m<sup>2</sup> & is generally flat.

The site runs south west to north east, front to back & has a summer house & store buildings at the rear of the property. There is a garden to the rear. There is no known history of crime or disorder on the site.

It is not considered that the proposal will result in any overlooking, or that it will adversely affect the privacy & amenities of any adjoining property or indeed that of the residential character of the area.

The extension will principally be constructed on site with materials brought in to enable this.

Access

The new infill extension will be accessed via the existing accommodation.

Social

The social impact on the locality is negligible

Economic

The economic impact on the locality is negligible

Planning Policy

The site falls within the Dartmouth Park Conservation Area and therefore the scheme has been designed in sympathy with the Council's policies & in recognition of the existing extensions to the surrounding properties. Immediate neighbours have been advised of the proposal.