



PROPOSED EXTENSION AT
11A ESTELLE ROAD
LONDON NW3 2LX

DESIGN AND ACCESS STATEMENT

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Introduction

Property

Location

Estelle Road runs from North to South and no 11 is part of the terrace on the West side of the street. The property is in the Mansfield Conservation Area.

House

The property is a four storey terrace house with a two storey rear extension and small lean to single storey rear extension

Proposals

Outline proposals

The owners of the house wish to provide a better kitchen/ dining/ living area on the ground floor by extending up to the boundary. It is also proposed to remove the existing single storey rear lean-to so that there is better garden access

Planning history

There is no planning history available online.

Planning Policies

DM Policy 2017 – DM1, DM12

London Plan 2016 – 7.4, 7.6

Local Plan 2017- A1, D1 and D2

NPPF2019

Camden Planning Guidance 2019[altering and extending your home]

Use and Amenity

The work will consist of the removal of the existing rear single storey extension at ground floor level and building a new infill extension. The roof is a simple pitched roof with rooflights which will be pitched down towards the boundary in order not to have a detrimental effect on neighbouring houses

Scale

The extension has been designed to be appropriate to the scale of the house and is subservient to the main house

Materials

The external walls of the extension will be in London stock to match the existing bricks of the house. The new window and doors to the extension will be in painted timber. The roof to the extension will be in second hand slates with Conservation rooflights.

Refuse

There will be no change to the refuse arrangements

Parking

There will be no change to the parking arrangements

Biodiversity

No existing trees will be affected by the development.

Water conservation

It is proposed that the rainwater will run into a rainwater butt and that the paving to the area outside the extension will be laid with porous pavers

Access

There will be level access from the extension into the garden

Summary

The overall design objective is to be in keeping with the existing terrace in terms of design, scale and material. It also takes precedence from similar neighbouring properties and recent applications.

The current proposal is to construct a traditional extension so that it will match the adjoining house in materials and detailing. It is considered that the proposals have been prepared according to policies in the City Plan, UDP and London Plan. The proposals are of the highest standards of sustainable architectural quality – ie using high quality materials and take account of local character. The proposal will enable the owners to upgrade and modernize the flat without any detriment to the property.

