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Our Ref: 20597

11 February 2021

## **DESIGN AND ACCESS STATEMENT**

### **RE: SIDE GROUND FLOOR EXTENSION & A LOFT CONVERSION WITH A NEW REAR DORMER AT 16 CRESSY ROAD LONDON NW3 2LY**

#### *Description*

The existing 6- bed terraced, house with five split level floors is located in Cressy Road, a long residential street from Fleet Road to Constantine Road, with Agincourt Road in between, within a residential area between Hampstead and Gospel Oak. It is also very near the busy commercial roads of Pond Street, Fleet Road and Mansfield Road, with numerous retail shops, restaurants and local bus routes etc.

The proposed new development should be approved because of the following:

**Use:** The existing use as a residential Family House is enlarged and enhanced by extending within reason and within many other properties with similar developments around it.

**Amount:** The amount of development is within reason and in line with the other developments within the area.

**Layout:** The layout simply assists to a better functioning of the occupying Family.

**Scale:** The dimensions and scale of the new extensions are matching the neighbouring buildings in size, height and style. The new rear dormer is within the parameters and local Planning Policies.

**Landscaping:** The existing rear garden will continue to provide amenity space as before.

**Appearance:** The new additions will match the style and size of the original house and neighbouring buildings. All external materials will match the existing.

**Access:** The access will be retained as before the new development.

## **Other Properties within the Area with the same or similar Developments**

### **CRESSY ROAD**

**Number 18:** Large Dormer Loft Conversion and Ground Floor Side Extension

**Numbers 24, 26 & 28:** Smaller Dormer Loft Conversions and Ground Floor Side Extensions

**Number 32:** Large Dormer Loft Conversion and Ground Floor Side Extension as number 18

### **MACKESON ROAD (Opposite at the Rear of Cressy Road)**

**Numbers 1, 5, 9, 17 & 31:** Loft Conversions with Rear Dormers and Ground Floor Side Extensions.

**Number 11:** Loft Conversion with two Rear Dormers and a Side/Rear Conservatory Extension.

**Number 15:** Erection of a Single Storey Rear and Side Wraparound Extension. Currently underway.

**Number 33:** Rear and Side Ground Floor Extension.

### **CONSTANTINE ROAD**

**Numbers 74, 76, 84, 86, & 88:** Large Dormer Loft Conversions

### **AGINCOURT ROAD**

**Numbers 29, 31, 35, 39 & 41:** Smaller Dormer Loft Conversions

**Numbers 33 & 37:** Smaller Dormer Loft Conversions with Rear Ground Floor Extensions



1. Photo of the front



2. Photo of the front



3. Photo of the rear



4. Photo of the rear



5. Photo of the rear and side

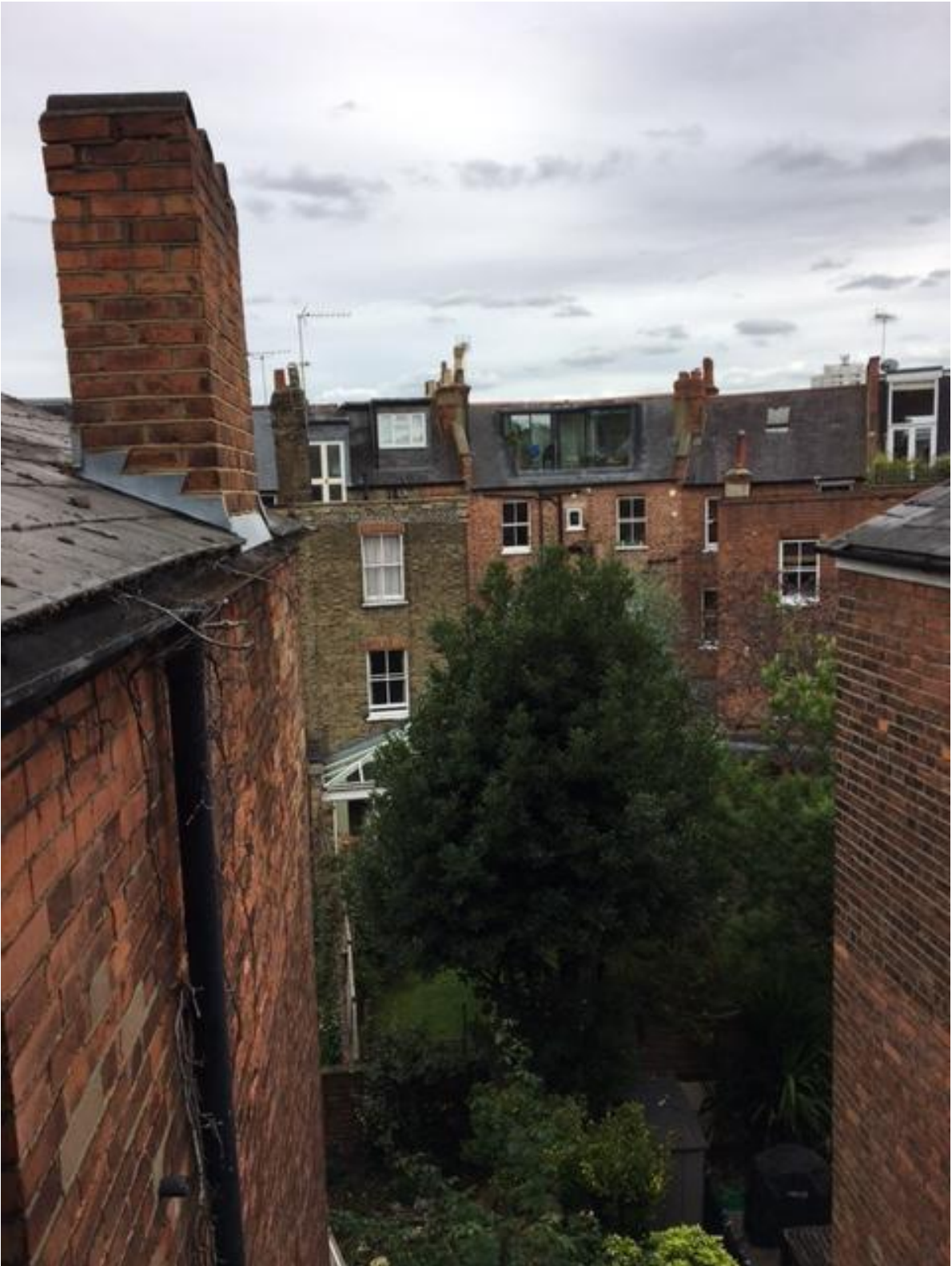


6. Photo of the rear and side

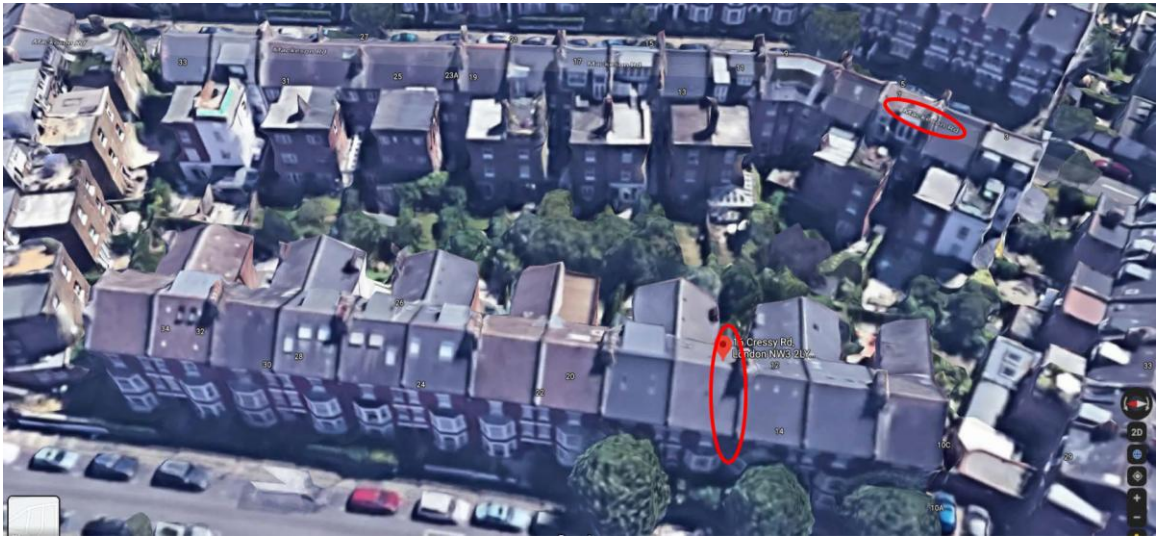




7. Photo with a rear view towards Mackeson Road



8. Photo with a rear view towards Mackeson Road









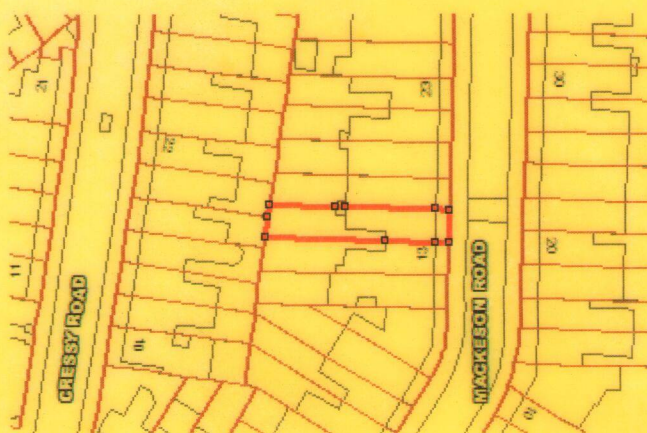
## Are you affected by this planning application?

The Council has received an application for:

**Erection of single storey rear and side wraparound extension.**

At: **15 Mackeson Road London NW3 2LU**

Application Number: **2020/4208/P**



## HAVE YOUR SAY

You can comment until: **Sunday 8th November 2020**

See the plans / make a comment: [www.camden.gov.uk/viewplans](http://www.camden.gov.uk/viewplans)

The person dealing with this application is:

**Charlotte Meynell (020 7974 2598)**

All comments are public and can be viewed online. We will not acknowledge receipt of your comments. In the event of an appeal all comments will be shared with the Secretary of State. If this is a householder or minor commercial application you will not have a further opportunity to comment at appeal stage.