**23 Willes Road, London NW5 3DT**

**Proposed Side Extension**

**Design and Access Statement**

23 Willes Road is a family home occupied by the same family since 1999

The purpose of the proposed extension is to add a small amount of utility space to the property including storage space and somewhere secure to keep bicycles

At the same time, the area to be built upon is an unsightly and disused side passage to the building which can no longer be used for access and is prone to accumulate wind-blown rubbish, weeds, animal droppings and surface water.

It is believed that the extension will improve the street view. Having said that, the extension will not be prominent at approximately one metre wide and largely hidden from the street by vegetation in the front garden of the property, which is approximately two metres deep.

Further, as required by the planning consent given in 2011 (now lapsed), the extension will be set back from the building line of the property by approximately 1.5 metres.

The new build will be finished in brick to match the front and side elevations of the property, with a slate roof and a timber shed-type door to the front elevation allowing access to a cycle store.

At the rear wall of the property above the extension at high level there will be the addition of a rotaspike-type barrier across the gap between this and the neighbouring property to enhance security. However the proposed extension is not believed to be at all detrimental to security.

The side wall of the extension will be constructed so as to be able to support scaffolding if needed in future to facilitate access for repairs/maintenance to this and the neighbouring property.

There is no change to current pedestrian or vehicular access to this property or any other property.