

# Design & Access Statement

## Property

22 Twisden Road  
London NW5 1DN

## Date

9<sup>th</sup> February 2021

## 1. INTRODUCTION

The proposed scheme comprises the construction of a single storey rear extension at 22 Twisden Road, a three- storey, mid terrace house constructed approximately 140 years ago. The property is located in the Dartmouth Park Conservation Area.

## 2. USE

The current use of the property is as a single dwelling house which will not change.

## 3. DESIGN & SCALE

There is an existing extension at no. 24 which creates a feeling of enclosure in the existing garden and the property currently has a narrow kitchen at the rear. The proposed scheme aims to provide a larger, social, family kitchen for modern living. Thereby improving the quality of accommodation in the conservation area.

The extension does not extend beyond the existing properties matching the line of the original construction of no. 22 and no.20 and matching the line of the new extension at no. 24.

The proposed extension is sympathetic to the original construction, incorporating pitched a roof and using brickwork to match existing. The extension uses the existing party wall built by no. 24 and the pitched roof keeps the eaves height to a minimum on each side.

The height of the roof rises at the rear to allow access into the existing living room, at this point a dual pitch glass roof is proposed to allow light into the living room and transitions easily from the pitched roof. This provides an elegant solution making a positive contribution to the conservation area.

The extension will be constructed in accordance with the Building Regulations 2010 and will be designed so as not to impact the existing terrace.

## 4. ACCESS AND PARKING

The scheme will have no impact on the parking or access to the property.