



DESIGN AND ACCESS STATEMENT FOR

**SINGLE STOREY EXTENSION
TO REAR OF GROUND FLOOR FLAT**

at

34 Mazenod Avenue
NW6 4RL

03rd March 2021

PROJECT P-20060

Rev. E

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Planning permission is sought for the erection of a single storey extension to the rear of the ground floor flat, including the replacement of rear window with French-doors and opening of an existing window to the side.

1. BACKGROUND AND BRIEF HISTORY

1.1 DESCRIPTION OF PROPERTY

The property is located on the middle part of Mazenod Avenue, London, NW6. No. 34 is a mid-terrace property converted into 3 self-contained flats which share the same street entrance door.

The surrounding area is mainly residential with some shops in the commercial street Kilburn High Road, just 3 min walk from the property. The site is rectangular in shape and is situated in a road with access for pedestrians and vehicles.



The subject building does not lie within any conservation area and it is not listed building or locally listed structure.

The flat occupying the ground floor is the one concerning this application and it has not been extended previously. The building has exposed brick at the front and rear facades, and the rear garden is not seen from the avenue.

The site consists of a three storey building with three storey closet wing. It is proposed to erect an extension to the end of the closet wing.

This long terrace has numerous alterations and extensions approved by Camden Council over the years. Some of those examples are described in this same document.

2 RELEVANT PLANNING HISTORY

2.1 PREVIOUS PLANNING APPLICATIONS

The relevant property has previous Planning Applications submitted to Camden Council:

Application Number	Site Address	Development Description	Status	Date Registered	Decision
2006/4980/P	Top Floor Flat 34 Mazenod Avenue London NW6 4LR	Erection of dormer window and rooflight in rear roofslope, 3 rooflights in front roofslope and creation of terrace at rear second floor level to provide additional residential accommodation to existing second floor flat (Class C3).	FINAL DECISION	06-11-2006	Granted
H4/22/21/32050	34 Mazenod Avenue, NW6.	Change of use involving works of conversion to Provide 3 self-contained flats.	FINAL DECISION	04-03-1981	Permission

2.2 SIMILAR PLANNING APPLICATIONS IN MAZENOD AVE

There are other properties with approved planning applications related to ground floor rear extensions in the same street, Mazenod Avenue:

Nos 4 & 6. Mazenod Avenue:

2016/0716/P	4 and 6 Mazenod Avenue London NW6 4LR	Erection of side infill extension and rear extension to both properties, with roof lights and erection of rear dormer window to 6 Mazenod Avenue. Erection of a first floor rear roof terrace to 6 Mazenod Avenue.	FINAL DECISION	31-03-2016	Granted
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No 12. Mazenod Avenue:

2007/5359/P	Garden Flat 12 Mazenod Avenue London NW6 4LR	Erection of two single-storey glazed extensions to rear of ground floor flat.	FINAL DECISION	23-11-2007	Granted
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No 14. Mazenod Avenue:

J4/3/8/28960	14 Mazenod Avenue, NW6	The change of use to two self contained dwelling units including works of conversion and the erection of a single storey extension at the rear.	FINAL DECISION	03-08- 1979	Conditional
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No 16. Mazenod Avenue:

2013/1302/P	16 Mazenod Avenue London NW6 4LR	Erection of single storey rear extension with terrace above and rear/side infill extension at ground floor level, replacement of window at first floor level with doors (Class C3).	FINAL DECISION	28-03- 2013	Granted
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No 18. Mazenod Avenue:

H4/22/7/24145	18 Mazenod Avenue, NW6	The change of use of the 1st floor to a self-contained dwelling unit, including works of conversion.	FINAL DECISION	19-02- 1977	Permission
H4/22/7/18920	18 Mazenod Avenue, NW6	Change of use of the ground and second floors into 2 self-contained flats including works of conversion and the construction of a single storey rear extension and attic room, and the construction of a dormer window in the rear elevation.	FINAL DECISION	29-05- 1974	Conditional

No 20. Mazenod Avenue:

H4/22/4/11229	No. 20 Mazenod Avenue, NW6,	The erection of a ground floor extension to accommodate a bathroom at the rear of No. 20 Mazenod Avenue, NW6, in connection with provision of self-contained accommodation.	FINAL DECISION	22-05- 1971	Conditional
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No 24. Mazenod Avenue:

8501634	24 Mazenod Avenue NW6	Alterations to form a self-contained maisonette on the ground/part first floor and a self-contained flat on each of the second and part first floors including the erection of a single-storey rear extension as shown on drawing No.1490/5.	FINAL DECISION	24-09- 1985	Grant Full or Outline Perm. with Condit.
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No 28. Mazenod Avenue:

2010/5981/P	28 Mazenod Avenue London NW6 4LR	Erection of single-storey rear extension in connection with existing ground floor flat (Class C3).	FINAL DECISION	10-11-2010	Granted
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No 30. Mazenod Avenue:

No records of this single storey rear extension. See below picture of the extension built in brick at No. 30 (red circle):



No 32. Mazenod Avenue:

No records of this single storey rear extension in a single dwelling house. See above picture of the extension built at No. 32 (yellow circle):

No 34. Mazenod Avenue:

Property subject to this application. No existing extensions.

No 36. Mazenod Avenue:

2011/0752/P	36 Mazenod Avenue London NW6 4LR	Conversion to five self-contained units (1 x studio, 3 x 1-bedroom and 1 x 3-bedroom), including ground floor rear extension, rear dormer roof extension with inset terrace and 3 x rooflights each in front and rear roofspaces.	FINAL DECISION	17-02-2011	Granted subject to a Section 106 Legal Agreement and Warning of Enforcement Action
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No 50. Mazenod Avenue:

Approval for a roof terrace over an existing extension.

2004/0986/P	Flat C 50 Mazenod Avenue London NW6 4LR	The creation of roof terrace at rear third floor level (on top of the existing rear extension) including the provision of a new doorway and the erection of perimeter railings.	FINAL DECISION 2004	09-03-	Granted
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No 54. Mazenod Avenue:

2018/4500/P	Flat 1, 54 Mazenod Avenue London NW6 4LR	Erection of single storey rear extension at ground floor level.	FINAL DECISION 2018	24-10-	Granted
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No 58. Mazenod Avenue:

8905554	58 Mazenod Avenue NW6	Retention of existing conseratory extension at rear ground floor flat as shown on drawing no. 4/23834.	FINAL DECISION 1989	24-07-	Grant Full or Outline Planning Permissn.
TPD1763/1786	58, Mazenod Avenue	Conversion of 58, Mazenod Avenue into one four room flat on ground floor with bathroom and W.C. extension at rear, and first floor into five separate rooms.	FINAL DECISION 1964	27-11-	Conditional

Rear view of the terrace of houses in Mazenod Avenue with the rear extensions highlighted in yellow colour:



3 PROPOSAL

Planning permission is sought for the erection of a single storey extension to the rear of the ground floor flat, including the replacement of rear window with French-doors and opening of an existing window to the side.

The current area of the ground floor flat is 62 sq.m: this is theoretically sufficient to be usable as a 2 bedroom/3person flat but too tight due to the internal space and layout. There is no family bathroom, only an en-suite to be accessed via one of the bedrooms. With the proposed extension, the flat would have 71sqm of Global Internal Area (GIA). A new family bathroom could be accommodated and accessed through the corridor, leaving enough space for the new master bedroom at the rear, as shown in the drawings.

The current rear outdoor amenity area belonging to the ground floor flat would be reduced less than a 50% with the proposed extension.

The extension would be single storey and the same width as the closet wing. It would measure approximately 3.6m (w) x 2.7m (d) x 3.14m (h) at the eaves. It would be constructed in exposed brick matching existing.

The extension is modest in size and would be subordinate to the host building, it would also allow for the retention of a reasonable sized garden. The design is architecturally respectful and the materials would match those of the existing house.

The rear of the properties in Mazenod Avenue have been variously extended and the proposal would not harm the character of the building or its surroundings.

Given the existence of original three-storey outriggers in the terrace, the extension would create no further shading on the neighbouring properties, mainly having in mind that No.36 has a raised platform in the garden.

The proposed extension would incorporate a french door to enhance the visual link with the garden, to be accessed with some steps down, keeping the privacy of the garden from nearby properties.

Furthermore the proposal would have a pitched roof, in order to create a softer image of the rear elevation, matching the architectural style of these victorian properties. The pitched roof also allows to reduce the external height at the

eaves considerably, which minimises the impact on neighbouring properties and keeps a decent internal space for the master bedroom.

The rear garden at present is rather barren and characterless, but together with the flat refurbishment and extension, a renovation and cleaning of the rear garden would take place.

Access to the property from the street would remain unchanged. Due to the existing internal steps in the corridor there is no wheelchair access to the rear of the flat. However, the proposed extension would be levelled with the lower part of the property, creating no extra steps within the master bedroom, comfortably sized for ambulant disabled use.

The reconfigured external steps proposed down into the garden would create a far safer access for children to play.

Refuse storage would remain as it currently is.

In the light of the above points we and the applicants hope that their proposals to improve the internal layout of their ground floor flat and build a single storey rear extension as shown will be given favourable consideration by LB Camden and that this planning application will be recommended for approval.

4 PICTURES



Internal steps to the rear of the flat.



Side alleyway.



Rear view of No. 34.



Length of rear garden.



Side existing window previously blocked, to be opened).



Existing window to be replaced with a new door to garden.