

Planning Application
For ground floor extension & a roof terrace to the property
85 Broomsleigh St, NW6 1QQ

DESIGN & ACCESS STATEMENT



Site:

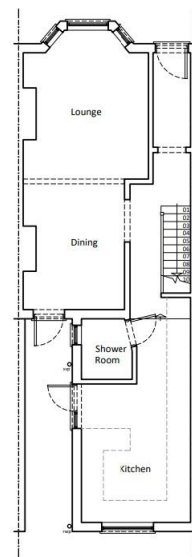
The site is a terraced dwelling house located at 85 Broomsleigh St, NW6 1QQ.

Proposal:

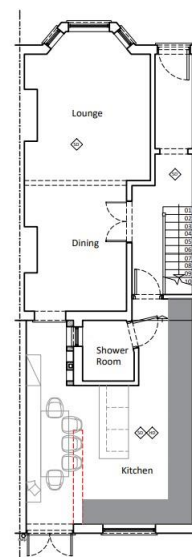
The proposed scheme consists of extending the ground floor at the side of the property. The extension will not exceed the length of the existing outrigger.

The proposed scheme has been designed to comply with Camden Council's guidelines. The proposed extension will not impact the neighbouring properties.

On the south side, attached to N.87 Broomsleigh Street, there is already a ground floor extension with matching design and length. The party wall is already raised for the neighbouring ground floor infill extension approved by the council, app. N.: 2012/0111/P.

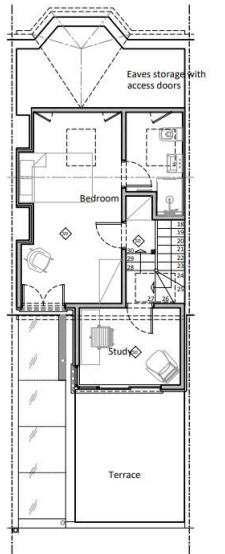


Existing Ground Floor Plan



Proposed Ground Floor Plan

Many of the houses in the area have undergone similar ground floor infill extensions.



Proposed Second Floor Plan

With regards to the roof terrace, there are many properties in the surrounding area that use the outrigger's flat roof as a roof terrace.



Appearance:

The proposed extension walls will be constructed in material to match existing.

The proposed extension roof will be structural glass in order to bring as much light as possible in the kitchen – dining area, which is obscured by the neighbouring property due to its orientation. The privacy screen around the roof terrace will be toughened glass. At the sides this will be 1.70m high and obscure. The reason why the design included this material is to make sure that light is not obstructed to the adjacent properties but at the same time privacy is retained.

We trust that this application will be found to be satisfactory and in accordance with the Camden Council's policies and that it will receive officer backing to receive full local authority approval.

Use:

Within this application it is proposed that the existing usage of the house is to be maintained with just the enlargement of the ground floor. Access throughout the house is well maintained.

Landscaping:

This proposed development is an extension that would not have any landscaping issues or features to be explained or justified. There is not a living roof on this structure.

Access:

Access to the property will be unaffected as access to the new development is from within the existing house.