

DESIGN AND ACCESS STATEMENT

Prepared By...



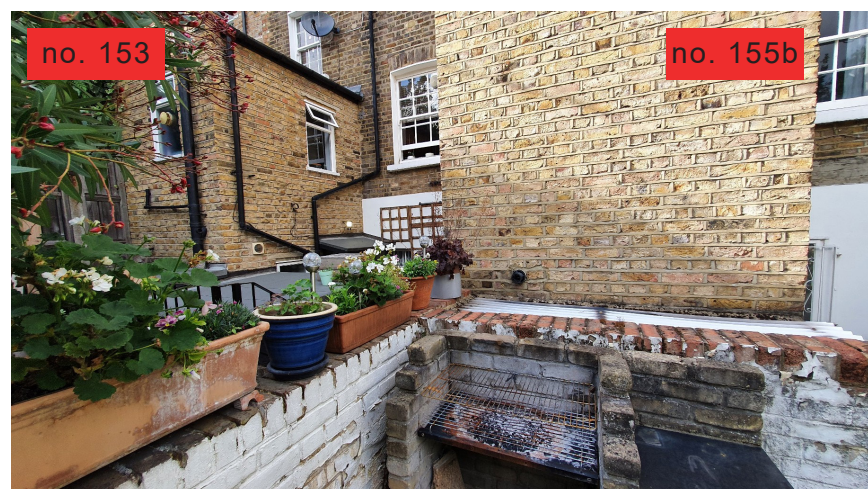
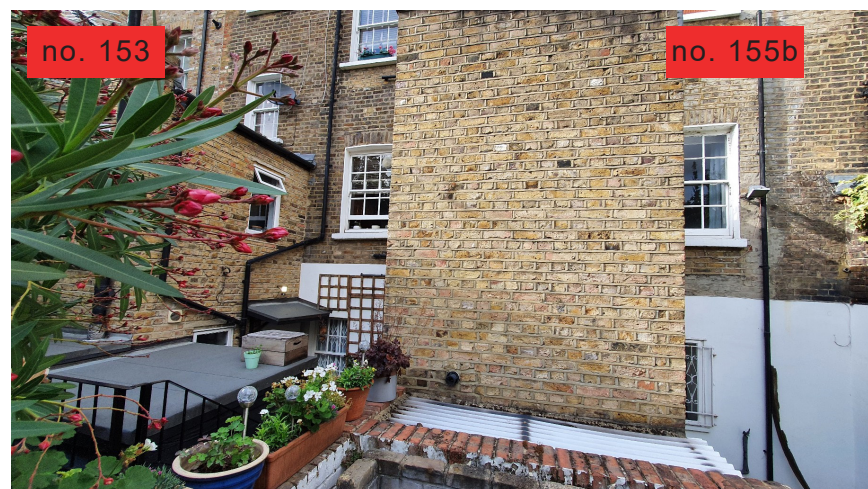
155b PRINCE OF
WALES ROAD
NW5 3PY

In our preapplication advice it was suggested that we reduce the depth of the extension from 2m to be in line with the existing outrigger. However, after giving the proposal more thought and developing the design further, we believe that an extension depth of just 1m should be acceptable because of the following reasons.

It is proposed that the new extension extends 1m beyond the original outrigger inline with the existing brick structure that can be seen in the below images. This existing structure is a permanent structure which acts as storage. The existing party wall is also at the same height as this permanent structure.

The proposed extension essentially just raises this existing structure so that it can be used as habitable space. We do not believe this would have an overly negative impact on no. 153 as it is just 1m higher than the existing party wall and permanent structure. Additionally, no. 153 also have a permanent structure/ground floor extension which appears to extend further than 1m past the existing outrigger. It is also noted that this extended structure has no side facing windows. This means that our proposed extension will not be overshadowing their raised garden space nor be blocking light that would go through a window if they did have a side elevation window in this location.

Because of the existing storage structure at no.155b as well as a large concrete stair in the centre of the courtyard space, the 1m of extension which is past the rear outrigger will not have an immense impact on the amount of garden space available compared to only building a side extension. We are proposing to move the existing central stair which leads up to the raised garden over to the corner of the proposed courtyard which is a more efficient use of space. The new courtyard at the lower ground level will provide a more private garden area than the elevated garden space which currently looks right into the neighbouring property.





It is proposed that the extension be built from London Stock Brick to match the existing building. This is inline with the preapplication advice we received which advised that we should “consider a lightweight design or brick to match existing.”



It was also suggested that a green roof be considered. We agree that a green roof can only add a positive impact to not only no. 155b but to the neighbouring properties also. This proposed green roof will ensure that the views from both no’s 157 and 153 as well as the upper level flat at no. 155 are not harmed by the proposed extension and are infact inhanced by a new green space to overlook.