



PROPOSED EXTENSION AT
15A LADY SOMERSET ROAD
LONDON NW5 1UR

DESIGN AND ACCESS STATEMENT

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Introduction

15 Lady Somerset Road is part of a terrace of similar 4 storey houses. The property is not in a Conservation Area and the house is not Listed. The house has been converted into flats and 15A is a two bedroom flat consisting of the lower ground and ground floors of the house. The proposal is to extend at the rear at lower ground floor level to create an additional bedroom. It is also proposed that a terrace is formed on the new flat roof and that there will be a spiral stair for access into the garden

Siting of the extension

The owners of the house have an extended family so whilst the space is suitable for the residents there is insufficient space for visiting relatives to stay. The living areas on the ground floor would benefit if there was direct access to the garden

Layout of the flat

The layout of the flat will remain as is with some internal alterations to form an additional bedroom and better bathrooms at the lower ground floor level

Planning history

A previous planning application for a single storey rear extension [2005/2494/P] was granted in 30/06/2005 but not implemented. An application for a 4 metre long lower ground floor extension was approved at no 21A Lady Somerset Road [2017/0614/P]

Landscaping and Access

The garden is large and once the extension is built there will still be a good sized amenity space

Impact on Neighbouring properties

The proposed extension is located at the rear and will have no impact on the amenities currently enjoyed by the neighbouring properties. The mature landscaping along the boundaries means that the extension will not be visible from the other properties or from the street. A 1.8metre high privacy screen is proposed on both sides of the terrace to avoid any overlooking issues

Policy Considerations

NPPF [2012]

London Plan [2016] -7.4, 7.6, 7.8

LDF Core strategy

CS1, CS5 and CS26

Camden Local Development Framework Policies

DP2, DP5 and DP26

Camden Planning Guidance-SPG

5.23 and 5.24

Materials

The external walls of the extension will be in painted render. The new rear ground floor doors will be painted s/w and the doors at the lower level will be in colour coated metal. The stair and handrails will be in painted metal

Biodiversity

No existing trees will be affected by the development

