

# District.

## Design and Access Statement

033 . 50 Lady Margaret Road . Kentish Town . London . NW5 2NP  
November 2021

### Introduction

This statement has been prepared to accompany our application for our proposal at 50 Lady Margaret Road. Our application seeks approval for a ground-floor rear extension and a new porch for the building. The proposal has been designed following Permitted Development criteria. In this way the rear extension projects no more than three metres from the building's existing rear facade, and the proposed porch does not come within two metres of the dwelling's boundaries nor exceed the three-square metre ground floor area permitted. These works are to provide additional living space on the ground floor.

### Background

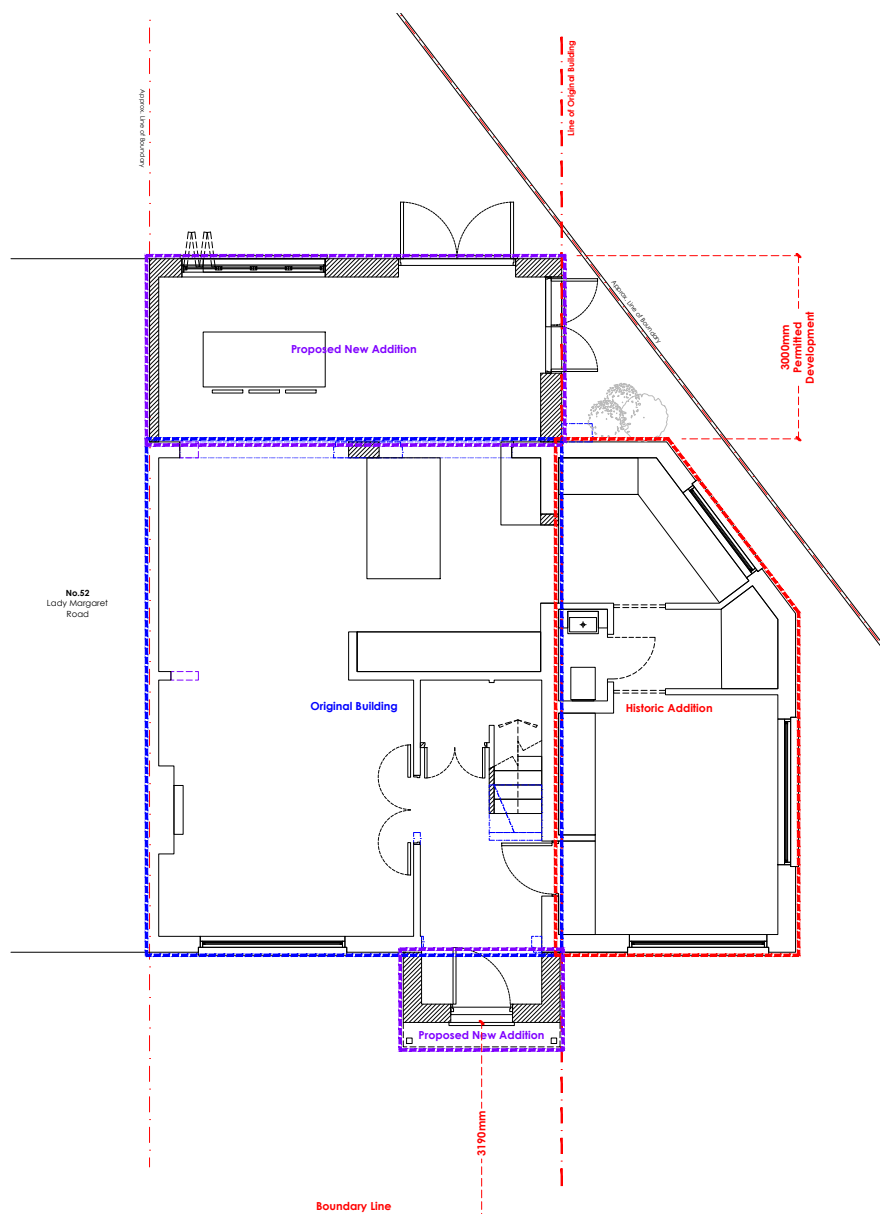
50 Lady Margaret Road is a two-storey post war dwelling of red brick construction, tiled roofs and white, uPVC windows. A semi-detached house, the property includes a side passage that leads to the garden along its east side. The property is situated at the top of Lady Margaret Road, on the corner, as it intersects with Ospringle Road. The building has previously been extended with a two-storey addition to the south side facing Ospringle Road and is currently approaching completion of more recently approved works which include a rear dormer addition, two front elevation dormers and the addition of a pitched roof to the previous two-storey side extension.

### Proposal . Amount, Scale, Layout, Appearance and Access

The first aspect of this submission consists of a ground-floor rear extension. As shown in figure 1 the extension projects 3000mm from the building's existing rear façade and is no higher than 3000mm, as established within Permitted Development criteria. The extension features a flat roof with a concealed gutter and is to be constructed with red brick to match the existing building's façade. The rear extension will be finished with glass doors, four folding windows which open out into the garden and a pair of twin-rooflights to welcome light into the centre of the ground floor.

The second aspect of this submission consists of a new porch for the dwelling. Measured externally, the ground floor area of the proposal is under three square metres and therefore adheres to Permitted Development criteria. In addition, the new porch does not come within two metres of the dwelling's boundaries. The porch will be a gentle addition to the front façade matching the existing building's materials such as the red brick and roof tiling.

The access to the building remains in the same position although now through the new porch. Primary access to the property will therefore be through the new porch addition, with secondary access remaining down the existing side passage leading to the rear garden.



**Fig 1.** Diagram overlaid on ground floor plan outlining the proposed additions and how they fall within permitted development criteria

## **Conclusion**

This application seeks approval for a ground-floor rear extension that adheres to Permitted Development criteria in terms of height and depth as well as a new porch for the dwelling similarly formed in accordance with Permitted Development criteria. The materials used in both additions will be selected carefully to match the current existing elevations.