

Design and Access Statement

11D Arkwright Road

London NW3 6AA

Planning Application October 2022

Rear Ground floor and top rear extensions and replacement of fenestration

11D Arkwright Road, a three storey semi-detached building is in the Redington Froggnal Conservation Area.

The proposal was submitted for pre-planning advice and the recommendations from the advice have been observed.

As part of the pre-planning advice the new windows and doors will be powder coated aluminium similar to the Smart System Alitherm 300 of which the glazing bars will be no larger than those existing so as to retain the original visual appearance of the building.

Adjacent buildings within the same distinct groups of buildings have changed the fenestration.

A right to light survey has been carried out on the proposed rear 1st floor extension which has been shown to have negligible impact by the proposed scheme and meets the BRE Guideline regarding sunlight.

Design and access statement conclusion:

The rear extensions have been sensitively designed to preserve the character and appearance of the area. They have been shown to minimal impact on the neighbouring properties and are in accordance with the pre-planning advice and relevant planning policies.