

# Design and Access Statement

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**9 Conybeare London NW3 3RS**

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10<sup>th</sup> October 2022

Proposed first floor rear extension

No corner cutting is intended to facilitate cheaper building costs. We are trying to mirror design elements which adjacent properties have incorporated.

### **Heritage Assets and Climate Change**

The alterations provide an opportunity to reduce carbon emissions to a standard not required at the time of the buildings construction.

No significant conflict should occur between conserving the heritage asset and benefitting the properties with sensible modifications.

### **Consulting Neighbours**

Discussion with some neighbours has taken place. The owners of No 26 have no objection to the proposals

### **Impact on Amenity, Outlook and the Privacy of Neighbours**

Due to site arrangement of the proposal there will be no change or negative impact on the amenity or privacy of the neighbours.

### **Parking and Access**

There is off street parking and the extensions cannot be soon or accessed by any other than the 4.

### **Conclusion**

The neighbourhood will not be subject to extra disturbance. No removal of landscaping is necessary and security arrangements will be maintained.

## **Proposed**

Proposed first floor rear extension to be done in conjunction with No 24 Quickswood and No's 8 and 9 Conybeare. No 8 Conybeare and No 26 Quickswood have already partly extended the intended area.

## **Existing Property**

This a terraced property typical of the street scene

## **Neighbourhood and Streetscape**

Terraced properties of similar modern design

## **Design and layout**

The proposed works have been designed in accordance with the Borough Plan and advice given:-

The design is based on the following principles:-

The new work will blend with existing. New materials, doors and windows will match existing.

No material changes of use are proposed. No underpinning or excavation will be necessary. No trees will be affected and no hazardous waste will be involved.