



Fernanda Pagnossin  
Fernanda Pagnossin Design  
Mobile: +44(0)7973967929

## DESIGN AND ACCESS STATEMENT

Project: House Refurbishment, boundary and landscape works

Address: 71 Jamestown Road, London, NW1 7DB

**Date: 23/11/2022**

### THE PROPERTY AND REFURBISHMENT WORKS:

71 Jamestown Road is a mid terrace Victorian house with basement and 3 original floors above ground and a mansard roof extension forming an extra floor. The property also features an existing two storey rear extension with a terrace above with glazed access door to First floor.



The proposed works are internal alterations and full refurbishment of all floors, reconfiguration of existing rear extension fenestration and terrace with addition of

1100 mm guard-rail and 1800 mm privacy metal perforated panels to the boundary. Basement to be fully tanked with 1500mm excavation at the rear extension creating new basement access to garden, new steps and garden landscape. Rear area Existing terrace to receive new 1100 mm high perforated guardrail at rear and 1800mm high at boundaries.



***Rear Elevation and existing extension***



***Existing Boundary between No. 71 & 69***

The proposed works will include works to the boundary between no. 71 and 69 Jamestown Road to fill the existing gap between the two properties extensions, to be agreed and award obtained before construction. New perforated aluminium purpose-made metal privacy panels to be installed between existing terraces. All improvements to be high quality design with use of sustainable materials where possible, enhancing the appearance of the building and to be designed to current Building Regulations for thermal and acoustic performance.

#### PLANNING APPROVALS RECORDS:

Planning Permission for the two-storey rear extension was granted on 20 /10/1981 (J11/2/16/32895)

Planning Permission for the mansard extension was granted on 27/11/2003( 2003/0668/P)