

38 Ingham Road, London NW6 1DE

DESIGN AND ACCESS STATEMENT

December 2022

1.0 Introduction

This Design and Access Statement has been prepared to support the retrospective application to a single door and balcony incorporated to the existing rear dormer at 38 Ingham Road, London NW6 1DE.

2.0 The Application Site

Ingham Road is short road running approximately 150 metres from East to West and is entirely residential, mostly houses a few have been converted into flats. It is not located in a conservation area and the house is not listed. The property, like its neighbours is built of stock brick (painted) and sash windows to the front.

3.0 Design and Appearance

The house is in an area in which few of the houses have been altered in a similar way with a dormer roof extension and associated balcony. The balcony is acceptable in scale and location to the host building and of an appropriate design by virtue of their size and materials. Due to their size and location, they would not significantly harm the amenity of any adjoining residential occupiers in terms of loss of light, outlook, enclosure or privacy. The doors to the balcony and the balcony itself do not have any unacceptably effect on public amenity, design or existing use of land, actually, it has improved the rear facing view and is now much more in alignment to the nearby properties. The balcony is following the design of the adjacent neighbours (36 Ingham) which was approved on the application no. 2016/6886/P.

4.0 Houses nearby Precedents

There are many precedents of Juliet balconies and precedents for french doors and a balcony in the surrounding area. The neighbours which have balconies are 36 Ingham Road (adjacent property) 2 Weech Road, 4 Weech Road, 6 Weech Road, 11 Weech Road and 12 Weech Road.

The image and the plan in the appendix A indicate the neighbours which have balconies on their rear elevations.

5.0 Site Photos

Please refer to appendix B for images of the surrounding balconies and Appendix C for images of the before and after photographs of 38 Ingham Road.

6.0 Conclusions

The proposed access doors and a balcony would be subordinate to the main house dressed in matching materials having an acceptable in the street scene and due to its subordination would also sit comfortably within the site and respect the character of the house. In addition, the scheme would also be in accordance to the context of the surrounding area in close proximity to the application site.

Appendix A



Location plan indicating the properties which have balconies at the rear



Aerial view of the site highlighting the propriety subject of this application in red and proprieties containing a rear balcony in orange

Appendix B



Balcony of 36 Ingham Road



Balconies of No 4 Weech Road



Balcony of No 6 Weech Road



Balcony of No 2 Weech Road

Appendix C



38 Ingham before the works



38 Ingham after the works