



Re: 25 Westbere Road, West Hampstead, NW2 3SP

1187- DA-2

Design and Access Statement.

11/12/22

1.0 Access.

1.1 There is no change to the existing access arrangement to the dwelling.

1.2 Access to the property is at grade

2.0 Design.

2.1 The property is a three storey, tiled pitched roof, semi-detached single family dwelling house..

2.2 The property is not listed, and is not in a conservation area.

2.3 The proposal is to demolish the existing small extension to the boundary wall at No.27, which contains the utility room, and extend the rear of the property for its full width.

2.4 The proposed ground floor plan shows compliance with the 45 degree rights to light for the neighbour at No.27

2.5 There will be no adverse impact on the amenity of any adjoining owner, with regard daylight, sunlight, outlook or sense of enclosure

2.6 The rear elevation will have a new sliding patio door.

2.7 The extension will be rendered to match the finish of the existing property

2.8 The new flat roof, will have a new flat rooflight and will be finished in asphalt with reflective paint.

2.9 The additional floor space will enhance both the amenity and quality of life for the occupants.

2.10 It is noted that the western end of Westbere Road has historically experienced flooding, however, the application site is beyond this area, and it is considered to be of very low risk from any future flooding. Therefore, no mitigation is deemed necessary.

2.11 The proposed scheme respects the need for sustainability by promoting development on an existing site, using existing utilities, and facilities in the vicinity.

2.12 The development itself will be designed to be highly sustainable, reducing energy by incorporation of a high level of thermal performance, use of low energy light fittings and water efficient fittings. Together these features combine to reduce the carbon footprint of the proposed development.