

P419.14 -A

DESIGN AND ACCESS STATEMENT
and
FLOOD RISK ASSESMENT
for
PROPOSED REAR EXTENSION
at
54A MAYGROVE ROAD LONDON NW6 2ED

The Existing house is a late 19th Century terraced house on lower ground, ground, first and second floors.

The rear elevation was entirely rebuilt in the mid 20th Century.

Remnants of an original rear closet extension are evident at the boundary with 56 Maygrove Road in the form of a 3.6 metre high wall.

Design.

We have been guided by the advice contained in Camden Council's publication: Home Improvements 2021, Section 2.1.1, Rear Extensions.

Amenity of adjacent properties.

The extension will be lower and no longer than than the existing wall at the boundary with 56 Maygrove Road.

Therefore there will be no impact whatsoever on the amenity of that property.

The extension will be set well back from the boundary with 52 Maygrove Road and the high boundary fence will remain. Therefore there will be no effect on their amenity either in terms of shading, enclosure, outlook or privacy.

Context.

The extension will be subordinate to the main building.

Materials used will match the main building.

The square nature of the design and the flat roof are entirely consistent with the main building and the majority of rear extensions, both at the adjacent properties and wider surrounding area.

The extension is located against the existing wall on the boundary with 56 Maygrove Rd. and will occupy the same position as the original closet extension.

The common pattern of rear extensions along the rear of Maygrove Road is respected.

Access.

Will be unaffected by the proposal.

Flood Risk Assessment.Sea / River water.

The site lays within Flood Zone 1 as shown on the Environment Agency's flood map for planning.

This means that the site is at low risk of flooding from rivers or the sea.

Surface water.

Maygrove Road is shown on the Historic flooding and Local Flood Risk Zones (map 6 of the Camden Local Plan) as being a street that flooded in 1975 and 2002.

It is possible that the application site was not flooded at this time.

(the road is approximately approximately 0.5 metre higher at No 54 than at it's junction with Shoot-Up Hill)

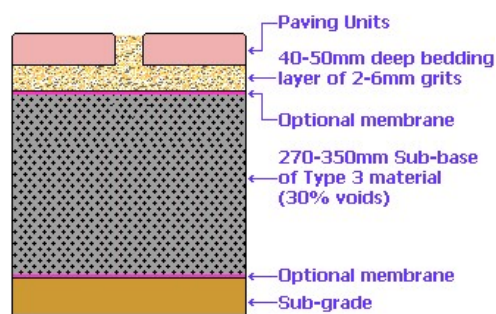
Mitigating measures.

To ensure the development does not increase flood risk and reduces the risk of flooding elsewhere.

Run off from the new roof will be directed to a 250 litre butt that will provide water for garden irrigation.

Overflow from the butt will be directed to a suitably sized soakaway of a construction and location agreed with building Control.

The area shown as 'permeable paving' on the plans (approximately 20m²) will be constructed to allow water to drain freely.



The remaining garden (approximately 70m²) will remain as existing - soft landscaping and grass.

Resilience.

It should be noted that extension is necessarily open to the existing accommodation and therefore on its own cannot resist the passage of water without the wholesale upgrading of the original structure and service penetrations.

Floor levels within the proposed development will be set no lower than existing levels.

Floor will be a ground bearing slab incorporating a waterproof membrane which will be dressed up the external walls to join with the DPC.

Insulation will be of the closed cell type.

Floor finish will be tiled or stone.

External walls will be of the cavity type.

The external brickwork will be of engineering or similar quality brick type with joints thoroughly filled to 600mm above ground level.

Cavity insulation will be of the closed cell type.

Internal leaf will be medium density blockwork.

Internal finish will incorporate a moisture resistant cement render.

Electrical sockets and wiring will all be above counter top level.

Safety

The development will not be used as sleeping accommodation.

The property is on two levels allowing the occupants a place of refuge in the event of flood.