

Design & Access Statement

Single storey ground floor extension with roof terrace

At

2 and a Half Rudall Crescent, London, NW3 1RS

1. Introduction:

In association with this Design & Access Statement, the following documents to illustrate the proposed works:

- 0001_Site Location Plan
- 0002_Block Plan
- 0003_Site Plan
- 1001_Existing Landscaping Plan
- 1101_Existing Ground Floor Plan
- 1102_Existing First Floor Plan
- 1201_Existing Front Elevation
- 1202_Existing Side Elevation
- 2001_Proposed Ground Floor Plan
- 2002_Proposed First Floor Plan
- 2201_Proposed Front Elevation
- 2202_Proposed Side Elevation

1. Site Appraisal:

Rudall Crescent is located off of Willoughby Road a short walk from Hampstead High Street. It consists largely of 3 or 4 story red brick terrace houses. Our site however is attached to a property at 9 Willoughby Road while taking its main access from Rudall Crescent.

The proposal looks to repurpose the space for the disabled occupant and his full-time live-in carer.

2. Use:

The property is to remain a residential dwelling.

3. Amount & scale:

The addition to the property is modest and in keeping. The use of the roof terrace is purely to give the live in carer some amenity space away from the main garden.

4. Layout:

The internal layout of the property remains the same with a new bedroom and en-suite attached the side.

5. Landscaping:

Alterations to the garden layout have also been implemented to allow easier access for the disabled occupant.

6. Appearance:

All materials involved in this project will match exactly to the hose building.

7. Access:

Access to the property is a keen concern for the occupant. Current garden steps are very narrow and cause a hazard therefore these have been redesigned and made wider.