

Design and Access Statement:

Proposal	Rear single storey extension
Location	Flat 2, 84 Parkhill Road, London, NW3 2YT

1.	Response to context
	Please describe your proposal, the design principles and concepts that have been applied, how these have been derived from the characteristics of the site and its surroundings, and how they have led to the physical characteristics of the proposal, as set out in the following sections.
	The proposed extension will have a flat roof and walled surround, following the existing rear extension form of the main building. Light to the proposed extension will come from a roof lantern. The lines of the existing rear extension (aerial view) will be retained. Two sliding patio doors are proposed, 4m wide at the rear and 2m at the side. The wall will be rendered in cement and painted white to match the existing rear extension.
2.	Use
	Explain the use or uses proposed, their distribution across the site, the appropriateness of the accessibility to and between them, and their inter-relationship to uses surrounding the site.
	The proposed extension is for a kitchen and dining area

3.	Amount
	<p>The amount of development is how much development is proposed. For residential development, this means the number of proposed units for residential use and for all other development, this means the proposed floor space for each proposed use.</p> <p>Explain and justify the amount of development proposed for each use, how this will be distributed across the site, how the proposal relates to the site's surroundings, and what consideration is being given to ensure that accessibility for users to and between parts of the development is maximised. Where the application specifies a range of floorspace for a particular use, the reasons for this should be explained clearly in the design and access statement.</p>
	<p>The proposed floor space of the extension is 26 sqm.</p>
4.	Layout
	<p>The layout is the way in which buildings, routes and open spaces (both private and public) are provided, placed and orientated in relation to each other and buildings and spaces surrounding the development.</p> <p>Explain and justify the principles behind the choice of development zones and blocks or building plots proposed and explain how these principles, including the need for appropriate access will inform the detailed layout. The use of illustrative diagrams are encouraged to assist in explaining this.</p> <p>Demonstrate how crime prevention measures have been considered in the design of the proposal and how the design reflects the attributes of safe, sustainable places set out in the <i>Design</i> section of the national Planning Practice Guidance</p>
	<p>Not applicable</p>

5.	Scale
	<p>Scale is the height, width and length of a building or buildings in relation to its surroundings.</p> <p>Explain and justify the principles behind the parameters for the upper and lower limits of the height, width and length of each building proposed, and explain how these will inform the final scale of the buildings.</p>
	<p>The scale of the proposal is 4.8m wide, 5.5m long and 3m in height.</p> <p>The existing rear extension is 3.8m in height. The existing fence and hedge on the boundary with neighbouring property flat 1, 84 Parkhill Road, is 3m in height.</p> <p>The total rear garden is 215sqm. The proposal would therefore be approximately 12% of the rear garden. Total approximate floor area of the existing living space is 110 sqm.</p>
6.	Landscaping
	<p>Landscaping is the treatment of private and public spaces to enhance or protect the amenities of the site and the area in which it is situated through hard and soft landscaping measures. Statements should also explain how landscaping will be maintained.</p> <p>Explain and justify the principles that will inform any future landscaping scheme for the site.</p>
	<p>Part of the fence and ivy hedge will be removed (approximately 6m) where a wall will replace it. Steps to the garden will be moved 3m away from the existing steps.</p>
7.	Appearance
	<p>Appearance is the aspect of a place or building that determines the visual impression it makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.</p> <p>Explain and justify the principles behind the intended appearance and explain how these will inform the final design of the development.</p>
	<p>The rear existing extension will retain its existing lines and the proposed extension will have the same style of parapet wall, drainage and Asphalt roof. Colour and texture of rendering will match the existing extension. None of the proposed doors will overlook neighbouring properties and the roof lantern will be below the current height of the existing extension.</p>

8.	Access to the development
	<p>Explain how access arrangements will ensure that all users will have equal and convenient access to buildings and spaces and the public transport network. Address the need for flexibility of the development and how it may adapt to changing needs.</p> <p>Explain the policy adopted in relation to access and how relevant policies in local development documents have been taken into account. Provide information on any consultation undertaken in relation to issues of access and how the outcome of this consultation has informed the development proposals.</p> <p>Access for the emergency services should also be explained where relevant.</p> <p>Explain the principles which will be used to inform the access arrangements for the final development at all scales from neighbourhood movement patterns where appropriate to the treatment of individual access points to buildings.</p>
	<p>Access to the rear garden is for the sole use of the owner of the flat 1 and no other occupiers to the building have any rights of usage.</p>