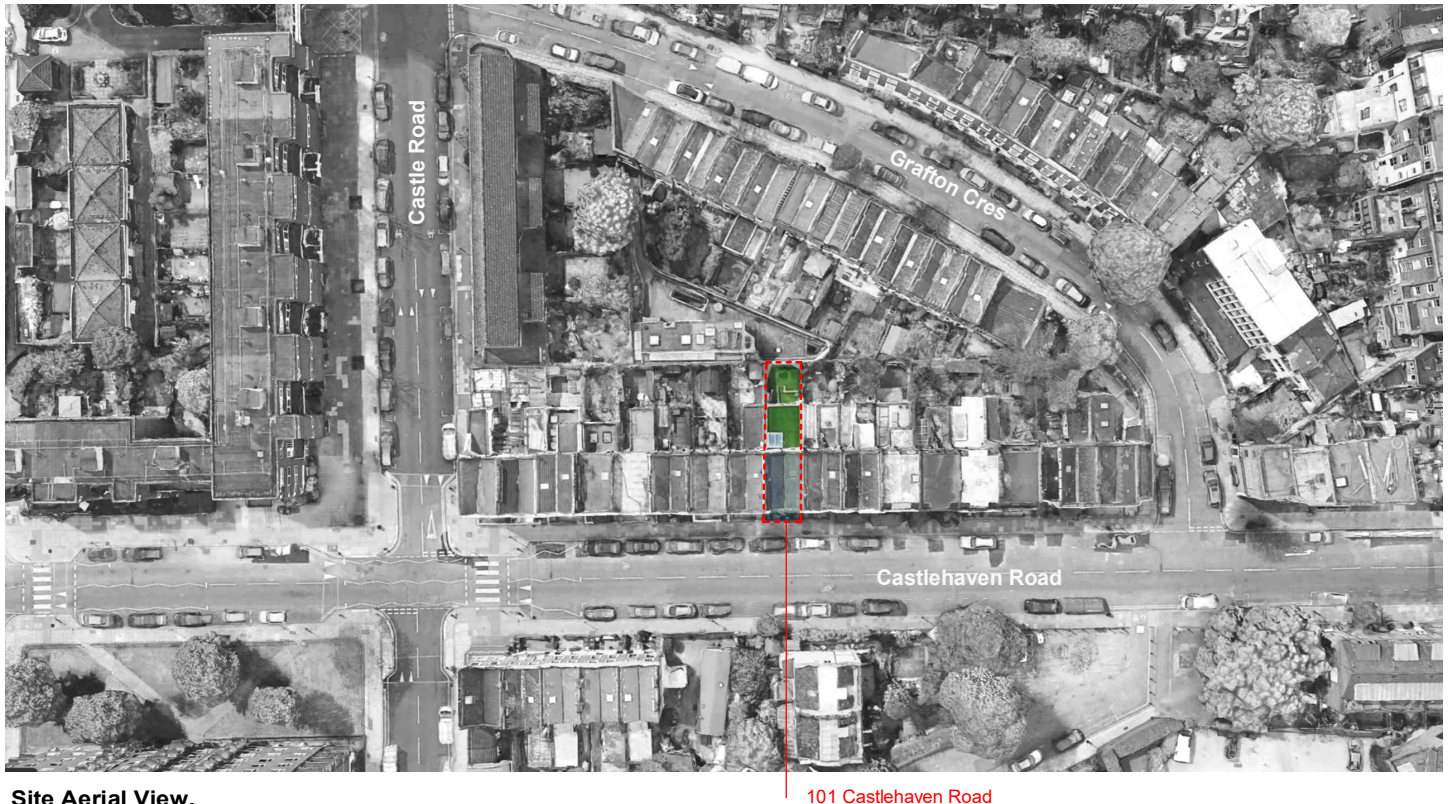




101 Castlehaven Road, London, NW1 8SJ Design & Access Statement

1.0 Introduction

2.0 Conclusion



Site Aerial View.

101 Castlehaven Road

Introduction:

This document has been prepared by Proficiency Design & Build to support a planning application package of information relating to a Double Storey rear extension at **101 Castlehaven Road, London, NW1 8SJ**.

Location

The site comprises a terraced family dwelling with landscaped rear garden. The proposed development will remain as a family dwelling.

Access

The access to the property is done through a front courtyard. The proposal contemplates a drop of level to the courtyard to be flushed with the street level. It's also proposed a bin shed with a green roof and a street facing green wall. The courtyard will be relandscaped with some pots with small shrubs and a wisteria tree.

Site description

The property front elevation is facing East and Castlehaven Road. The rear elevation faces West.

Precedents:

This document should be read in conjunction with the following applications:

98 Castlehaven Road

Application Number: 2018/3936/P

Application agreed: 12th Sept 2018

Proposal: Erection of single storey rear extension with first floor roof terrace above and alterations to existing first floor rear extension.

Decision: Granted

The example of recent planning consent outlined above provide a clear precedent for a similar proposal within the immediate area.

Proposal:

Ground Floor Rear Extension:

The proposed glazed box extension by its size and shape will be simpatetic with his host and the conservation area.

First Floor Rear Extension:

The proposed extension sits comfortably with the adjoining buildings in terms of mass and space between the buildings. The scale, geometry and proportion of the proposed windows and fenestration for the extensions are domestic in scale and similar with the existing in other buildings within Castlehaven Road.

Conclusion:

We believe that the proposal represents a well considered and appropriate design strategy for the site that complies with the council planning policy and guidance.

The proposal offers the opportunity of providing much needed additional space within a dwelling in a sustainable manner and will provide additional architectural features to the building that will preserve and enhance the Conservation Area.