

27 Lorian Close, London N12 7DW

Design and Access Statement 11.03.21



Aerial view site location

Design Summary (use and amount)

The application is for the construction of a single storey ground floor rear and side extension.

The property is a 3 storey end of terrace single family dwelling house. No change of use is proposed and no additional bedrooms are proposed.

The house is not Listed and is not located within a Conservation Area.

The proposed side and rear extension would provide additional amenity for the owner occupiers of the house and is very similar to the existing extensions constructed immediately adjacent at number 29 Lorian Close.

Layout

The proposed extension would provide for an enlarged open plan kitchen/family room opening directly onto the garden.

The main extension is to the rear of the property with the side extension infilling the gap between number 27 and 29 Lorian Close. The side extension is set well back from the front elevation by 5.6m to match that to number 29.

Scale

The extension would extend into the garden by 4.0 metres which would be regarded as permitted development under the Prior Approval for Larger Homes scheme excepting that the proposal also contains a side extension.

The height of the extensions would be 2.93 metres and would match those to number 29 Lorian Close.

Appearance

The proposed extension would be constructed in white painted render to match existing with colour coated aluminium framed sliding folding doors and with grey flat roof and lantern rooflights over.

Amenity

The existing rear garden has an area of 63m² including the patio. The resultant rear garden after the proposed extension would be 39m². There are no trees within falling distance of the proposed rear extension.

Access

No changes are proposed to the access to the property.
There are 2 off street parking spaces to the front and no change to this is proposed.

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