



1 Eyhurst Close - 6 Metre Rear Extension

Design and Access Statement

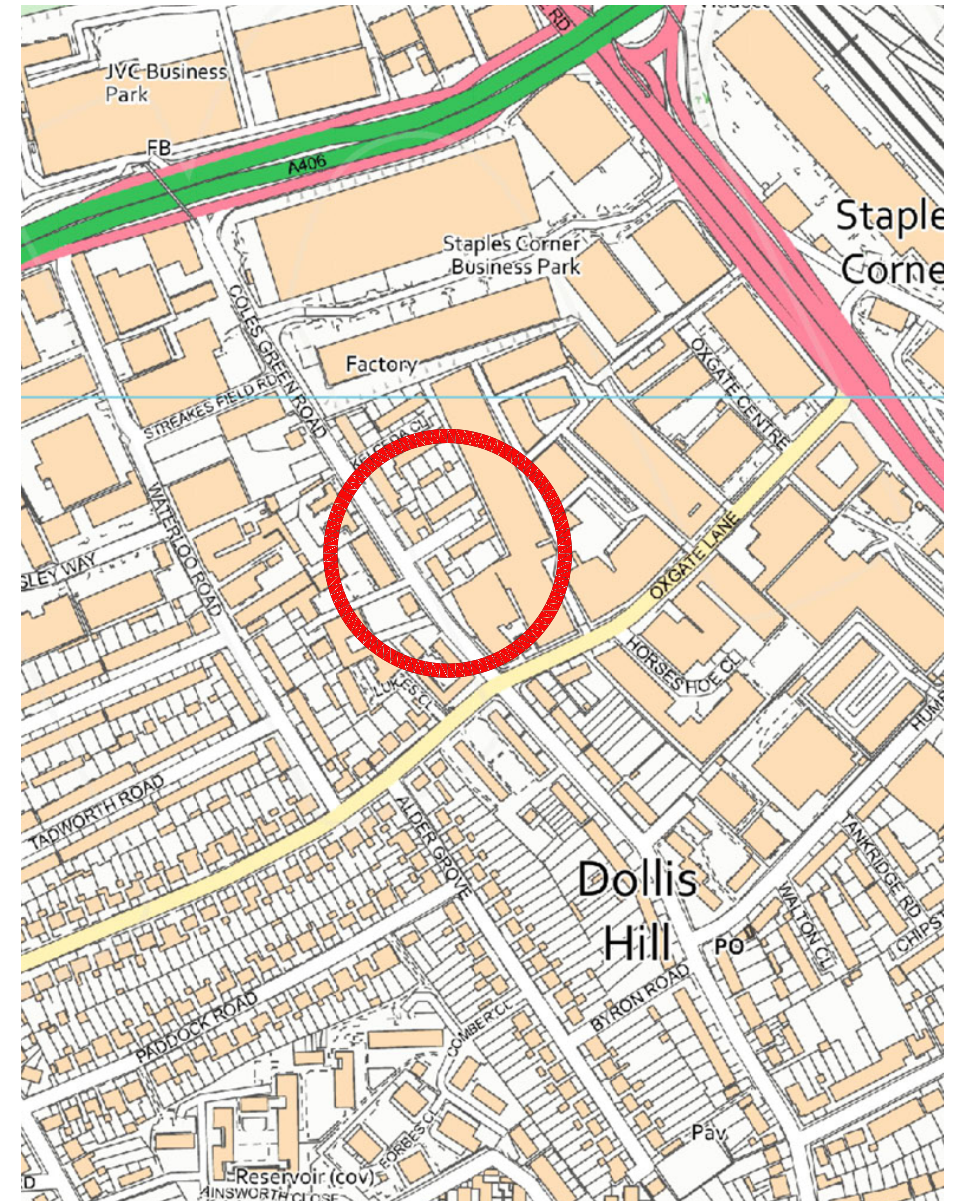
Contents

Introduction	4
The Site	5
Access	6
Proposed Design	7
Scale and Appearance	9
Conclusion	10

Introduction

This Design and Access statement has been prepared in support of the planning application for works to the property at 1 Eyhurst Close, London, NW2 7HP. The proposal is for the following :

- A Rear Extension to the existing property.
- The client would like to extend from the existing flank wall with the possible scope of providing an extra 2 bedrooms and also washing area. The extension would also open up the space for a larger kitchen.
- The property is an end-terrace located at the beginning of Eyhurst Close. It has a front entrance with a generous sized back garden.
- The Property has off street parking with also on-street parking located on Coles Green road.
- The property is located in a densely industrialised-commercial area.
- The property has good connection routes to local amenities and retail stores.



The Site

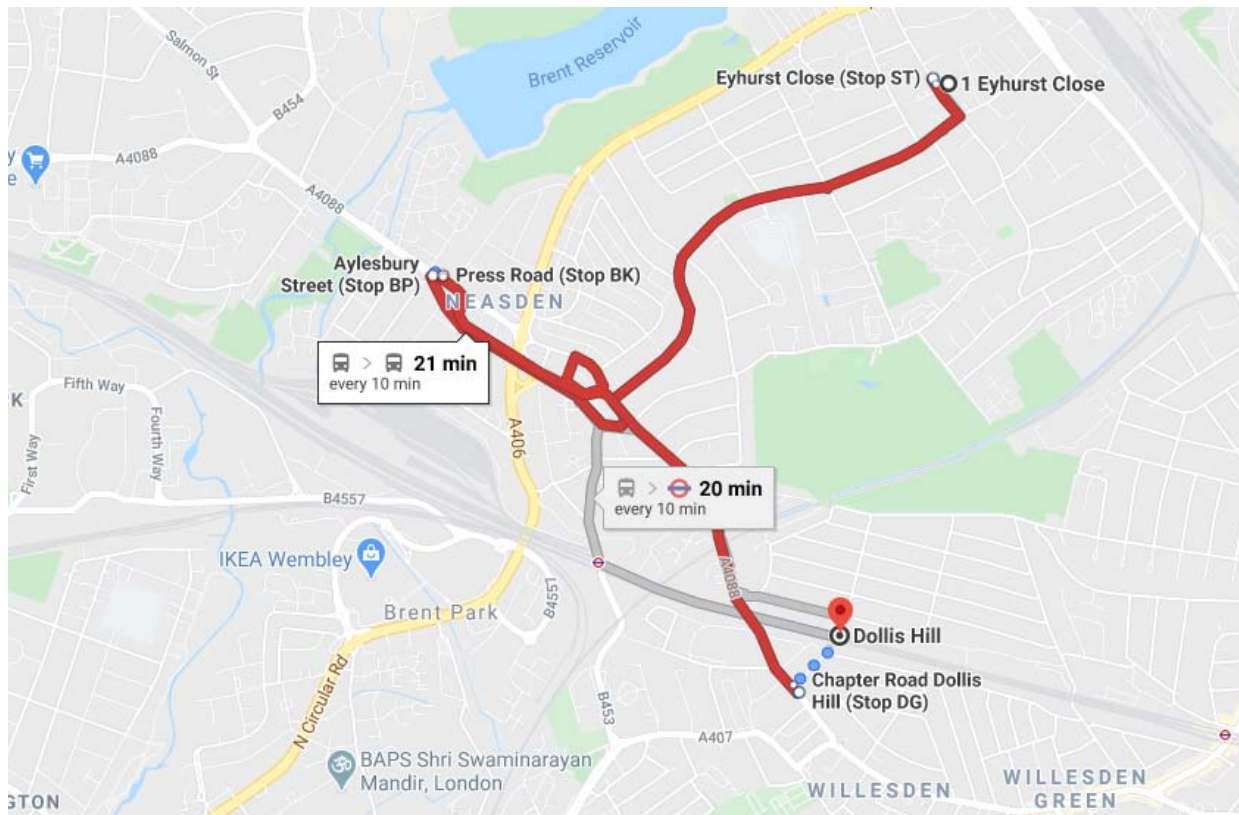
- The property is end-terrace.
- The property is 2 storeys high.
- The building is currently used as a family home.
- The Property is not located in a conservation area.
- The property has an existing side extension of 5.6 Metres.
- The proposed volume increase is 121 cubic metres.



Existing Rear Elevation

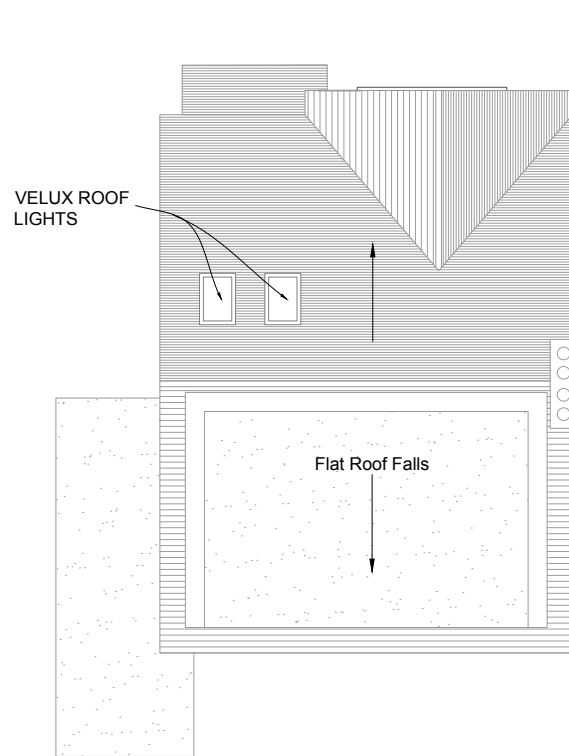
Access

- The location of the site provides convenient access to road via public transport links. The site has a good bus route access with a prime location for local amenities and shops, that can be accessed via the nearest bus stop, Eyhurst Close Stop (ST) a minutes walk away from the site. The nearest station is Dollis Hill station 23 minutes away via public transport and 5 minutes away via vehicle.
- The residential on-street car parking is sufficient.
- The current means of escape is via the ground floor to the front door entrance.
- Access will remain unchanged.

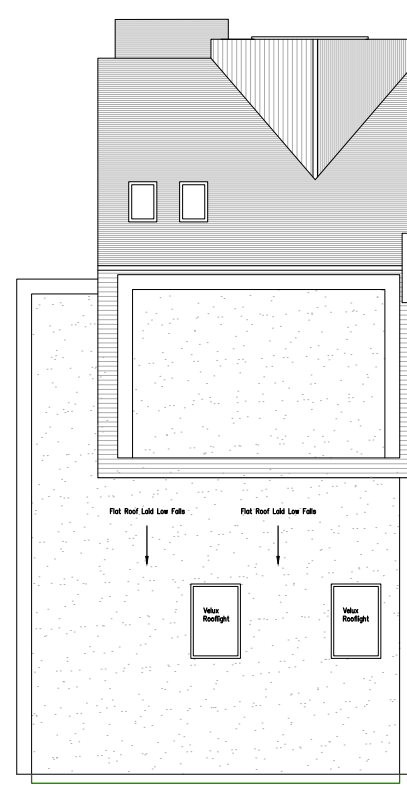


Proposed Design

- The proposed rear extension provides an additional 38.8 sq.m of usable space and an additional 121 cu,m of additional volume space. The extension will provide an additional bedroom and bathroom on the ground floor with the addition of an open plan kitchen there is also provision of Velux roof lights, this will generate natural lighting into the space. As you move into the kitchen area you are greeted by the view of the rear garden, the pvc bi-folding doors provide a good source of natural light and scenery. The external rendering to the extension are proposed to match the existing.



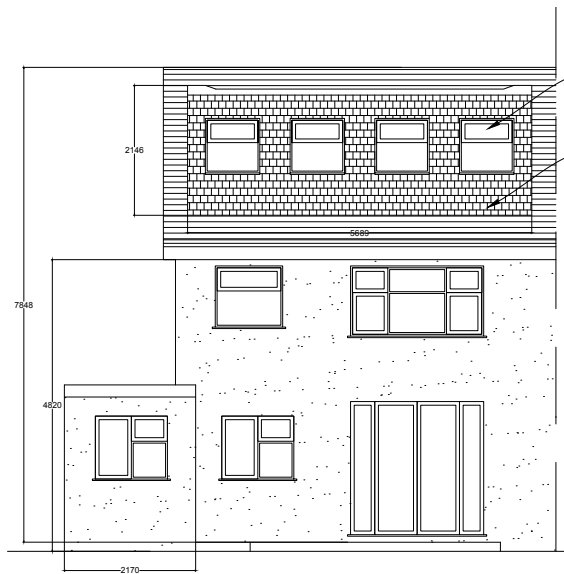
Existing Roof Plan



Proposed Roof Plan

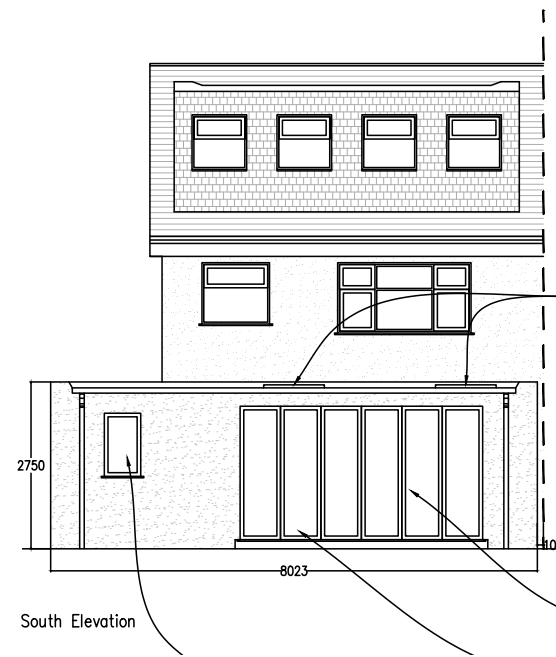
Proposed Design

Existing Elevations



South Elevation

Proposed Elevations



South Elevation

Scale and Appearance

- The proposal respects the appearance of the adjoining property and does not significantly affect or have any impact on the property.
- The proportion of the rear end of the property is greater in volume but does not have a large impact on the existing amenity of the property.
- The proposed materials are to match the existing.

Conclusion

- The proposed is of a modest alteration to the existing property (Not listed) using materials to match the existing
- The overall height of the property is unaltered.
- The use of the property is unaltered.
- There is no alterations to the roof for the accommodation of the rear extension.