

Design & Access Statement

Project: Extension & Alterations
at 45 Sefton Avenue, London, NW7 3QE

Reference: 2116_R002_Prior Approval

Date: 07/01/2022

Applicants: Mr Sam Gold
45 Sefton Avenue,
London,
NW7 3QE

Agent: Neil Kahawatte Architects
Studio 36,
Archway Studios,
Bickerton House,
25-27 Bickerton Road,
London,
N19 5JT



[Fig. 01] View of Street-facing facade of 45 Sefton Avenue

1.0 Existing Property

The existing property is a two storey, three bedroom, semi-detached house located along the east side of Sefton Avenue. The applicant wishes to improve the existing property at ground floor with open plan living and more suitable kitchen/living/dining space for their young family.

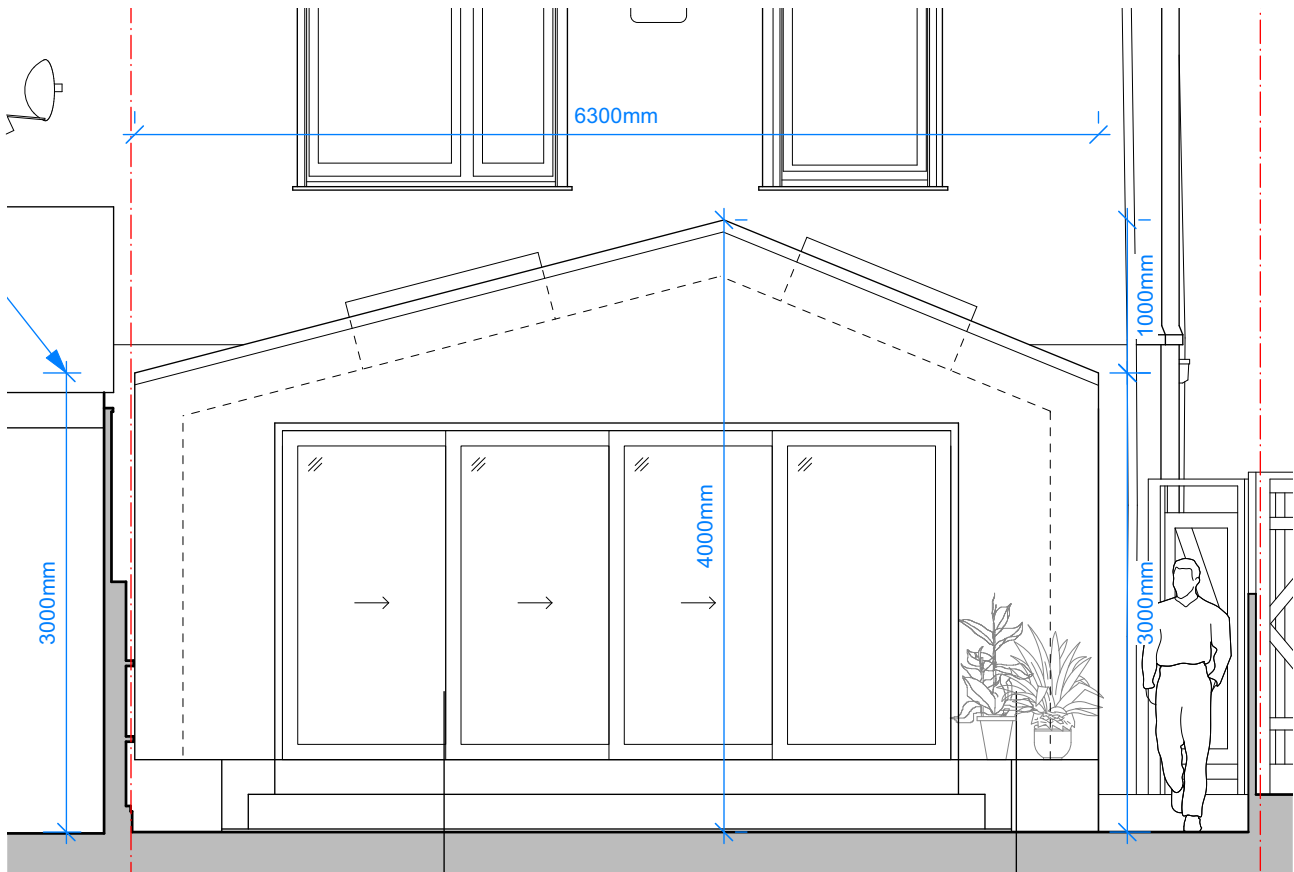
45 Sefton Avenue



[Fig. 02] Google Earth view of 45 Sefton Avenue

2.0 Description of Proposal

The proposed design is for a Ground Floor Rear extension to 45 Sefton Avenue. The proposal aims to provide an open plan living space for a young family who are moving to the area. The extension has been designed to align with the rules set out in the Permitted Development Rights for Householders. The extension has a height of 3 metres (based on ground level at rear of house) at eaves level on both boundaries and has a maximum height of 4 metres at ridge level. There are no overlooking windows. The extension is 6.3 metres wide and has a depth from the existing house of 4.5m. As Permitted Development allows for 3 metres extension, this application requires Prior Approval for Larger Homes, please see adjoining neighbours listed below. The proposal will be brick/render/painted which matches the materiality of the existing house and the surrounding properties. The extension will be well insulated to improve the thermal capabilities of the property.



[Fig. 03] Rear Elevation showing Permitted Development Heights

As mentioned above, the proposed extension extended beyond the 3m Permitted Development Line by an additional 1.5m, therefore requiring Prior Approval for Larger Homes. See drawing 2116_A101 to 2116_A114 for complete measurements.

Curtilage:

Total Property Curtilage = 317sqm

Existing House Area = 61sqm

Net Curtilage: 317sqm - 61sqm = 256sqm

50% = 128sqm

Proposed Extension area = 28.5sqm = 22.3% of 128sqm.

Therefore the proposed extension is less than 50% of Curtilage (minus House).

3.0 Adjoining Neighbours

47 Sefton Avenue,
London,
NW7 3QE

43 Sefton Avenue,
London,
NW7 3QE

8 Delamere Gardens,
London,
NW7 3EB

10 Delamere Gardens,
London,
NW7 3EB

4.0 Contact Details

Agents contact Details:

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Studio 36, Archway Studios, Bickerton House, 25-27 Bickerton Road, London, N19 5JT
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Client Contact Details:

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For any queries relating to this application, please contact the Agents first.

5.0 Flood Risk

The Environment Agency's flood risk maps show the site to be at no risk of flooding by sea, rivers or reservoirs. The risk map also shows that the risk of flooding from surface water is low.

6.0 Sustainability

The extension will be built to contemporary standards, providing a highly insulated external envelope, reducing the overall energy requirement of the property. Improved levels of natural light will be provided via large glazed windows, reducing the need to artificially light the space during hours of daylight.

7.0 Access

Access to and from the property will not be affected by the proposed works. Internally, generous habitable room sizes and circulation areas allow for ease of access and use.