

DESIGN and ACCESS STATEMENT

For Proposed Single Storey Side Extension Following Demolition of the Existing Single Storey Rear Extension and Return from Two Flats to a Single Family Dwelling at 18 Norfolk House Road London SW16 1JH January 2024

1 The Existing Building and Site

18 Norfolk House Road is in the middle of a terrace of similar houses with two storey front sections with a third storey above the kitchen outgoes at the rear. They were constructed in the late C19th with front and rear main roofs with prominent front bay windows with ornamental gables above. Walls are formed in brickwork with painted stone and stucco details.

The house has been extended in the past with a single storey lean to rear extension which formed the kitchen for the self contained ground floor flat with the first and second floors forming a flat above with its kitchen on the second floor. At some point the original slate roofing has been replaced with interlocking concrete tiles.

2 The Proposal

It is proposed to demolish the existing single storey rear extension and replace it with a single storey side extension out to the boundary with number 16 and to remove the partitions separating the ground and upper flats so that the house will revert to being a single family dwelling

3 Amenity

Because of the orientation and the 18 site being 300mm lower than number 16 there would be no affect on sunlight or daylight on that side. Demolition of the rear extension would considerably improve daylighting and outlook to the rear of number 20.

4 Flood Risk Assessment

The Environment Agency does not consider the site to be at risk of flooding.

5 Trees

There are no trees or hedges affected by the proposal.

6 Access Statement

The house will be accessed via a tall front step which could be covered with a removable ramp. However, it is split level internally with short stair flights which could not easily be adapted for wheelchair users.

Never the less, switches and sockets would be fitted between 450 and 1200 above floor level.