

## Design & Access Statement

Project 191 15 Tudor Close  
Subject Design & Access Statement  
Date 26.02.24

**Item Note**

Summary

This Design & Access Statement has been prepared by ROAR Architects for the single storey rear and side extension at 15 Tudor Close (Valmara), NW7 2BG.

**1.00 Existing Context**

1.01 Existing site

15 Tudor Close is a detached 4-bedroom house located on a private gated close, alongside similar detached properties. A number of these properties have been altered over the years with similar extensions to this application, including no. 3, no. 6, no. 7 and no. 13. The building is not listed nor in a conservation area.

1.02 Existing property

The building is of brickwork construction including the side garage and existing rear extension. Current access is through side passage to the east of property. The building has a decked roof terrace above the footprint of the ground floor extension.

**2.00 Design & Access**

2.01 Proposal

A rear first floor and side ground floor infill extension, with internal alterations. Consisting of a ground floor new infill extension within the footprint of the existing garage, with matching brickwork as the existing house, in a vertically stacked pattern. A new rear 3m extension to be built on part of the existing first floor terrace, with general alterations to the existing ground floor rear addition. The rear extension will be clad matching tiles as the existing roof.

The proposal creates additional space for a long term home for the growing young family.

2.02 Use

The use will remain as residential, use class C3.

2.03 Amount

The proposal will accommodate an enlarged open-plan kitchen, living, dining space as well as additional utility area on the ground floor and extended bedroom and bathroom on the 1<sup>st</sup> floor.

2.04 Scale and Appearance

The proposed extension has a pitched roof, consistent with other neighboring properties within the close, and the existing central pitch of the house.

2.05 Access

The levels at the front of the house will remain as existing. Accessibility into the property will be made easier through the reconfiguration of the ground floor. The entrance into the building will be visible from the private close, rather than hidden through the side passage way, a current security issue; the improvement to the design making it safer for the family.