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Design Statement

Application Type	Full planning application
Description	Demolition of existing extension, construction of new extension
Address	37A Nelson Road, N8 9RX
Date	May 2016



Nelson Road (no. 37 towards left, at the rise in the road)



Rear elevation showing existing bathroom (left) and access to garden from kitchen

1. **Summary**

The application proposes a number of improvements to the property through a rear extension:

- **Improved access and enjoyment of the rear garden.** With a sizable area of the existing rear outdoor space currently decked (most of the area of the proposed extension), there would be minimal material change in the amount of green space to the property.
- **Enlarged kitchen and living areas**. The layout has been generated with particular attention to the nature of the street. From the picture above, showing the marked change in level between properties, it is proposed here that the most appropriate way to extend across a double-fronted property is to have a level change which sits most comfortably with the neighbour on either side. This not only avoids problems with daylight to adjoining properties but allows light and ventilation to the main part of the building.
- **Relocation of bathroom**. This room currently is centrally located at the rear of the property. By creating a small lightwell, it is also possible to access drainage as well as allowing light and ventilation to the central room.
- **Additional guest bedroom** – when not in use, to be used as living space.

2. **Precedents:**

The site plan below indicates that no. 39 Nelson road features a glass addition extending significantly further than that proposed here. No. 35 has an extension that extends the full width of the property. Similar alterations can be seen along the terrace, and it is proposed here that this development would be in line with general patterns of development. It should be noted that if used as a single property, the limit of ground floor extension under permitted development would likely be 6 metres. By contrast, approximately 5m depth from the principle rear façade is proposed here.

3. **The co-freeholders have been consulted and are in support of this application. The owners living in no. 35 have also been consulted and are in support of the ground floor extending beyond their extension.**