



DESIGN AND ACCESS STATEMENT

69 LONSDALE ROAD, LONDON SW13 9JR



The below chapters form the Design and Access Statement in support of the planning application for a side extension to the family home at 69 Lonsdale Road.

This Design and Access Statement has been written to meet the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2010.

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1 — INTRODUCTION

1.1 INTRODUCTION

This Design and Access Statement has been prepared to accompany the application for the construction of a side extension to the semi-detached house at 69 Lonsdale Road.

A similar side extension was previously approved in 2002.

This application follows a recently approved application for the renovation with minor exterior amendments of 69 Lonsdale Road. Following further assessment and reflection the occupants find the approved changes to fall short of their growing family needs.

The existing dwelling at 69 Lonsdale Road is a three storey family home. The property also encompasses large front and rear gardens. The existing house has a gross internal area of about 280 square metres.

Addressing the quality of accommodation is the primary intention of this scheme, to make a comfortable and flexible family home suitable for the occupiers current and future needs.

1.2 USE

The Property is and will remain a single family dwelling, of 5 bedrooms, with the existing usage Class C3(a) remaining unchanged by the proposal.

This proposal looks to improve the quality of accommodation and the quantity of bathroom amenity to meet contemporary conventions. Additionally the occupants have acute need for ad-hoc working from home facilities which are currently unmet.

1.3 PREVIOUS AMENDMENTS

The property has undergone substantial ground floor extensions, extending the south western exterior wall to the property limits at Kilmington Road and also out into the rear garden.

The design proposal, along with sustainability and heritage statements, outline how the existing side extension will be improved threefold, through; better integration of the layout with the original property, improved energy performance, and the reconciliation of the properties current scale and proportion with the neighbouring context.



Front Facade from front garden