

Design & Access Statement
Homeowner Planning Application - Residential Dwelling
at
48 Arkwright Road London NW3 6BH

This document has been prepared by

North Avenue Design

Office: 07566 799 872

Address: 104 Chanctonbury Way, N12 7AB

On behalf of applicant Ori Pliner

NAD_063

April 2023

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1. INTRODUCTION

This proposed application is for the extension and renovation of 48 Arkwright Road London NW3 6BH.

This Design and Access Statement accompanies the drawings included within our application. The statement is in accordance with the advisory document Design and Access Statements: How to Write, Read and Use Them, (CABE, June 2006).

A good design ensures attractiveness, usability, durability and adaptable spaces with sustainability as a key element in the development. Good design is indivisible from good planning. Planning authorities should plan positively for the achievement of high quality and inclusive design for all developments, including individual buildings, public and private spaces and wider area development schemes. Good design should contribute positively to the making of better places for people.

2. HISTORY OF THE SITE

The property is a two bedroom upper ground floor flat, with ownership of the whole rear garden.

The existing house has an existing conservatory accessible off the living room.



1.0 Aerial view

The property is within Readington & Frogna Conservation Area.

3. SITE AND PROPERTY ANALYSIS

The site is located in Arkwright Road, London, which is surrounded by similar semi detached properties. They are all in Georgian style.

The property has a front garden with driveway and rear garden.

- No public footpath or other public means of access is affected by the scheme.
- The site has a well established series of trees, which will not be affected by the proposal.



3.1 Above a view of the current site from the road



3.2 Above is a view of the current site of the rear garden

4. DESIGN OPTIONS AND ANALYSIS

4.1 Design Principle

A key consideration of the design is to incorporate good quality domestic architecture with adaptable space for all generations.

The aim of the proposed design is to replace the structure of the existing conservatory, currently in poor conditions, with a durable structure that will maximise the amount of natural light into this space and into the living room at the back, creating a snug area.

To achieve this result the key points were to increase the amount of light from the south facing rear garden.

4.2 Design Solution

To achieve the scope points listed above, the new roof has been made taller, in line with the bay window eaves line, and in the pitched portion a large rooflight will pull the light into the living room through the glazing on top of the door. Both South-west and South-east corners will have large and tall corner glazing, so as to maximize view and light from the garden.

To the rear garden, a new outbuilding will be created to host a home office/study area.

The proposed extension and outbuilding have been designed carefully in terms of its size, style, proximity to neighbours, internal functionality and external aesthetic.

It is also noted that none of the neighbours are affected by the proposed scheme.

The proposed scheme does not affect the amenities of the property including utilities and access.

4.3 USE

- The application does not change the use of the site which is currently residential.

4.4 AMOUNT & SCALE

- The ground floor extension will keep the same footprint of the current conservatory.
- The single storey flat roof will have a finish height of 4.52m from the site level (rear garden level).
- The new outbuilding will be 2.5m wide and 5 m deep, and will be 1 m from the LHS boundary line.
- The new outbuilding pitched roof will be 2.26m tall at the eaves and 3.43m tall at the top, from the rear garden level.

4.5 LAYOUT

- The ground floor will be unaltered by the proposed works.

4.6 LANDSCAPING

- A new full width patio area will be created to connect the extension to the flight of steps to the front garden and to the outbuilding.
- The current trees and hedgerow are to be maintained as part of the proposed landscaping scheme. This will give privacy to the proposed house and neighbouring property.

4.7 APPEARANCE

- The rear extension will keep the bottom existing brickwork, while large glazings with a black aluminium frame will give a contemporary look to the house, along with the light coloured render finish to the new part of the external walls.
- The rear extension pitched roof will match the existing slate tiles.

4.8 Fire strategy Statement:

- Please refer to D.PR.2.1a for proposed fire safety diagrams which show where all the fire appliances and evacuations are. The proposal will not affect the existing means to escape. The main route

to escape is via the front door with access onto the street. A secondary route of escape to the rear extension door. Passive measures include access through the front and rear windows on the ground floor. A smoke detector will be located in the hallway on the basement, ground, first and second floors, and a heat detector located in the kitchen. The proposal includes new fire doors throughout the property (with exception to the W.C, pantry, bathroom and Ensuite rooms).

- Fire and rescue pumping appliances can be sited in the front area of the property. The proposed outside assembly point will be located at the front area to the property. An evacuation strategy consists of the main routes and passive routes of escape which have been proposed (see sheet no D.PR 2.1a).

5. ACCESS STATEMENT

- Please note that no highway or public footpath is affected by this development.

6. SUSTAINABILITY

- The proposed scheme will not affect indigenous planting and trees.
- The house has been designed to be efficient, utilising the latest technology for energy conservation and self-sustainability, including maximum use of daylight.
- Current access to the site is unaffected and traffic flow will remain the same as existing.

7. CONCLUSIONS

- To conclude, the proposed design will compliment and reflect the properties within the area.
- The proposed scheme is entirely suitable for the site and is in keeping with the size and proportion of other dwellings within the area.
- The proposed scheme is in the middle of the rear elevation of the property, with no overlooking or light loss issues for the neighbouring properties and has been designed in parallel with its landscape without being visually obtrusive.
- The updates to the home will allow all generations to enjoy this family home.
- President has been sent by other recent neighbouring applications.
- Application REFERENCES :
 - 2020/4942/P Flat Ground Floor 15 Maresfield Gardens London NW3 5SN. Approved.
 - 2021/5244/P 15 A Maresfield Gardens London NW3 5SN. Approved.
 - 2018/4699/P Flat Ground Floor 19 Frognal Lane London NW3 7DB. Approved.
 - 2014/0559/P 94 Frognal London NW3 6XB. Approved.