



architects

Design Statement

Site Address:

17-19 Ebbsfleet Road, London, NW2 3NB

SITE DESCRIPTION

The site is a vacant two storey residential building comprising six flats. The property is in poor condition and in need of substantial repair. The proposal is for a ground floor wraparound extension at Flat C and replacement of all existing windows/doors with new timber ones.

BACKGROUND

The site is comprised of a two storey building on the south side of Ebbsfleet Road. It has a single entrance on Ebbsfleet Road and a south facing garden which is shared between the existing flats. Ebbsfleet Road is a residential street characterised by two storey semi-detached Victorian dwellings.

The site is not statutorily or locally listed and is not within a Conservation Area. It is in a highly accessible location with a PTAL of 5 and is in Flood Zone 1, representing a low risk of flooding.

The building is currently in poor condition and is in need of comprehensive refurbishment to allow it to be re-occupied.

As per the Planning Letter produced by RPS Consulting Services Ltd (planning ref. no. 2020/2867/P):

“originally constructed as two semi-detached dwellings, it was bought by NHG in 1973 and appears to have been converted to the current layout in the late 1980s. The following entries are available on the Council’s online planning register for the site:

- *Planning permission was granted in 1987 for ‘the continued use of ground and first floors as two self-contained dwelling units’ at 19 Ebbsfleet Road (ref: 8700472); and*

- *Planning permission was granted in 1988 for the 'change of use to six self-contained dwellings including works of rebuilding the rear extension and the installation of two new dormer windows' at 17-19 Ebbsfleet Road (ref: 8703264).*

Whilst the existing building contains six flats, the layouts do not entirely accord with the June 1988 planning permission, which was for two x 1 bed and four x 2 bed units, including the conversion of the attic for use as bedrooms. Nevertheless, the current layout has been in a place for significant period of time and is considered to be lawful.

Until recently it was occupied as General Needs accommodation, part of the Rough Sleepers Initiative (RSI). The building was decommissioned and vacated in March 2019 due to high levels of anti-social behaviour and reported drug issues. All residents were permanently decanted. Nevertheless, there is no planning or other obligation controlling the occupancy of the dwellings and they remain in an unrestricted private tenure (Class C3)."

PROPOSAL

Planning permission is being sought for a single storey wraparound extension at Flat C and replacement of all existing windows/doors with new timber ones. The rest of the existing Flats will be retained and thoroughly refurbished to be able to be occupied again. The existing flat will be upgraded to a decent 3b/6p unit with a larger amenity space which can accommodate a family.

The proposed extension will extend 3m beyond the outrigger wall and be in line with the existing flank walls of the building (ie. not extending up to the boundaries either side). It will also allow 3m gap to the rear facing wall of the main building in order to avoid loss of light to the habitable rooms at Flat A and Flat B (25 degrees rule has been taken into consideration, please refer to "Proposed Elevations"). The height of the extension will be slightly over 3m. Given the distance from the boundaries either side, it is considered that there will be no loss of light or overbearing effect to any of the adjoining properties.

Regarding the finish materials, they will be in keeping with the building and character of the area, while a green roof will be implemented to contribute to the biodiversity and green space lost by the extension.