

Design & Access Statement
For 8 Inglewood Rd, London NW6 1QZ

Project **Extension of basement to create a new 2 bedroom flat with enlarged front lightwell and associated alterations.**

June 2024

Rev. (A)



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1.0 Introduction

The present proposals constitute a like per like re-submission of the approved planning application **ref: 2020/4360/P**, with the purpose of extending the period of time during which the approved development can be constructed.

The development site is a terraced property comprising five self-contained flats and is located on Inglewood Road, in proximity to the West End Lane junction, within the West End Green Conservation Area of London Borough of Camden.

In 2018, the property has been through a thorough refurbishment and internal remodelling process forward to an approved planning permission which defined its current configuration. The renovation did not include any work at the basement level which has remained vacant to present date.

1.1 Pre planning application consultation

The Council's support had been sought in principle in October 2019.

We had then conducted a productive liaison between the applicant and the LPA represented by Mr Josh Lawlor which resulted in a positive response of support in principle, forward to a series of adjustments carried out to the initial scheme.

The present scheme is similar to the latest amendments discussed at the pre planning application stage, with few improvements added to the internal space planning.

2.0 Assessment

The site is a two storey (with attic storey) mid-terraced building located within the West End Green Conservation Area.

The building has a single storey ground floor rear extension which adjoins 6 Inglewood Road. This is a non-original projection granted under ref. PWX0103253 dated 07/08/2001. There is an existing basement (with front light well) which covers half of the footprint of the building. The rear garden is fully paved and contains a protected sycamore tree at the rear which is subject to an arborological survey that accompanies this application.

The West End Green Conservation Area Appraisal and Management Strategy (2011) identifies the building as making a positive contribution to the character and appearance of the Conservation Area. The appraisal notes that the uniform and unspoilt roof line of Inglewood road makes a contribution to the character and appearance of the conservation area.

2.1 Physical context

The property is well connected to public transport, positioned near the West Hampstead Overground Station and the West Hampstead Thameslink Train Station, in walking distance from the Finchley Road and Frognal Underground Station and in close proximity to several local bus stations.

Due to its location just off the busy commercial high street West End Lane, the property offers immediate access to a wide range of hospitality and retail services.

2.2 Social context

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The development has been planned conscientiously so as not to impose negatively on any neighbours or the local community.

2.3 Economical context

Not applicable.

2.4 Planning policy

The proposal is designed closely considering the following national and local policy and guidelines:

National Planning Framework (2019)

The London Plan (2016) as amended

The Draft New London Plan (with modifications) 2019

Camden Local Plan (2017)

- H1 Maximising housing supply
- H6 Housing choice and mix
- H7 Large and small homes
- A1 Managing the impact of development
- A4 Noise and vibration
- A3 Biodiversity
- A5 Basements
- D1 Design
- D2 Heritage
- T1 Prioritising walking, cycling and public transport
- T2 Car free development
- CC2 Adapting to climate change
- CC1 Climate Change Mitigation
- CC5 Waste

Fortune Green and West Hampstead Neighbourhood Plan (2015)

- Policy 1 Housing
- Policy 2 Design & Character
- Policy 3 Safeguarding & enhancing Conservation Areas & heritage assets
- Policy 7 Sustainable Transport
- Policy 8 Cycling

Camden Planning Guidance

- CPG Design (March 2019)
- CPG Amenity (March 2018)
- CPG Trees (March 2019)
- CPG Transport (March 2019)

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- CPG Basements (March 2019)
- CPG Altering and extending your home (March 2019)
- CPG Transport (March 2019)

West End Green Conservation Area Appraisal and Management Strategy (2011)

3.0 Evaluation

The existing house is constructed on full leaf brick load bearing walls and suspended timber floors covered by a ceramic tile roof. The external wall finishes consist of painted brickwork and rendered, white architraves and mouldings.

The existing fenestration consists in double glazed timber sashes mixed with double glazed casement windows at the front elevation while at the rear, the windows and doors are of aluminium, casement frames.

The existing basement is an empty, vacant level of low head height (at approximately 1,750mm high) spreading from the front lightwell to half the depth of the original house.

As appraised, parts of the front lightwell had been filled and covered in concrete in the past, with the probable purpose of closing off the former coal drop and hence the current lightwell is reduced in width and of different levels.

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Front view of the site (8 Inglewood Road)

4.0 Design Constraints

The site is visible from a public road, Inglewood Road

The site is within West End Green Conservation Area.

The property is not a listed building, nor of special architectural merit.

The site is a terraced plot located on a public road.

(8 Inglewood Road)

4.1 Design Ethos

Based on appraisal, we note that the vacant basement and existing lightwell, present an opportunity to create high quality, additional residential floorspace without altering the arrangement at the front elevation.

Similarly at the rear, a sunken patio can bring generous daylight to the additional residential space without altering the character of the host property.

Consequently, we propose to maximize available living space while following the policy guidelines as stated at chapter two and as per the pre planning stage consultations.

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The total depth of the proposed excavation would not exceed 1,5 the depth of the existing, original house as per the CBG Basements guidance and at the rear, the proposed excavation is stepped away from the property boundary.

From a residential amenity perspective, we propose an open and airy living area at the centre of the house which benefits from an ample opening towards the sunken patio and a skylight to maximise the available daylight.

The two bedrooms located at the layout's front and rear benefit from the privacy given by the lightwell at the front and of the soft landscaping and vertical green wall near the rear bedroom window.

4.2 Amount

The extent of the excavation does not exceed 1,5 times the depth of the original house thus compliant with the CBG guidance.

4.3 Layout

The access to the proposed flat will be through the common hallway at the ground floor via a proposed staircase located directly below the existing one.

To facilitate the proposed access from the hallway, minor alterations have been carried to the rear ground floor flat (Flat 2) via a slight reduction in length of its entrance corridor.

At the rear, Flat 2 would retain a Juliette balcony to one of its current patio access, together with a shared garden accessed through its rear extension.

The general layout of the property remains unchanged.

4.4 Scale

The proposed alterations and extension are subordinate to the host property and in keeping with the character of the conservation area.

4.5 Landscaping

A good amount of soft landscaping is proposed to be laid at the rear, both within the proposed sunken patio and over the boundary strip between the development site and No. 10 Inglewood Road. We trust these additions will improve residential amenity and the existing drainage of the patio by retaining rainwater.

4.6 Appearance

The proposed materials are like per like with the existing.

The alterations at the front wall of the house at lightwell level will present the same painted brickwork as existing.

The proposed windows and doors will consist of double a double glazed sash at the front, like per like with the existing fenestration above while at the rear the proposed windows and doors are aluminium casement frames.

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4.7 Building regulations

The proposal has been designed with building regulations in mind. A separate building regulations submission will be rendered upon planning approval.

4.8 Access

<i>Highways</i>	The site's response to the road layout is not seen as changing from its current condition.
<i>Servicing</i>	Access to services remains unchanged.
<i>Disabled access</i>	The layout, design and material specifications for the proposed additions and layout alterations will comply with all Building Regulation Guidelines and the policies set out in the DDA Act, providing unaltered access to the main entry.
<i>Transport</i>	The access to public transport and the need of private parking space remains unchanged.
<i>Refuse</i>	The refuse collection point remains unchanged.

5.0 Recommendation

In view of the issues raised, the Council is respectfully asked to grant planning permission for the development as proposed.