

Design & Access Statement - 15 Inglewood Road

15 Inglewood Road, London, NW6 1QT

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1. Introduction;

101 Architecture+Design on behalf of our clients at 15 Inglewood Road are seeking planning permission for the removal of the pantry at the rear of the property.

2. Description of the Building and Setting;

1. Location

15 Inglewood Road is located within the West End Green Conservation Area. Within the conservation area itself, the property is identified as having a ‘positive contribution’.

[1] Camden - West End Green Conservation Area - <https://www.camden.gov.uk/west-end-green-conservation-area-appraisal-and-management-strategy>

2. Description of the Building and Setting;

2. The Building

The building in question is a Victorian terraced property located on Inglewood Road. The property is connected with buildings from the same era either side.

The site comprises of residential accommodation at basement, ground, first and second floors. The layout and configuration of the Property is consistent with the adjacent and surrounding residential properties. Works to the rear of the properties are characteristic of the immediate area and other properties have either received planning permission for the rear works or provided them under permitted development rights.



2. *Description of the Building and Setting;*

3. *Planning History*

For the purposes of brevity, applications which relate specifically to the application is question are isolated and presented below; The application history shows recent applications from neighbouring properties, given the property in question has no planning history.

- *Planning permission was granted on the 3rd October 2023 for the construction of a side infill extension including a glazed box roof light (application reference: 2022/1265/P).*
- *The approved proposals comprised a timber clad, single storey rear side extension to provide larger living space at the rear ground floor of the Property and to create a link between the split levels that exist internally.*
- *There are no other planning history records of note in relation to the Property.*

3. *Proposals;*

*Please refer to the supplementary documents which accompany this application for further details into the proposals.
For the benefit of the Design and Access statement in isolation, the design proposal calls for;*

- *A new side infill extension is proposed, in the form of a reconsideration of the side infill extension approved by planning application 2022/1265/P*
- *The side infill element of the proposals comprises a reconsideration of the design and scale of the approved side infill extension that is more in keeping with the host Property and commensurate with the Site's surrounding context.*
- *Full details of the proposals can be found on the accompanying planning drawings. For the ease of reference the proposed changes to the approved side infill extension are summarised below.*

- It is proposed to remove the approved glazed box roof light. The omission of 'glass cube' offers a more traditional and less contemporary form, reducing the impact of the design on the host building, improving privacy and further revealing more of the host buildings original fabric.

- Although a 'timber' material finish was granted, the applicant has opted to further enhance the quality and detailing of the rear facade with the introduction of a ceramic tile, matching in tone but not pattern to ensure a distinction between the host building and the new extension is maintained.

- The rear exit door will be provided in a more central position within the extension which presents as more balanced, offering a neutral 'zone' where the extension and the host building sit next to one another.

- Concealed guttering and a zinc roof from RheinZinc are proposed as an alternative to timber strips which will last longer, require less maintenance and blend into the garden environment.

- In addition to the reconsideration of the approved side infill extension, the proposals include the removal of the existing pantry / store located at the rear of the Property.

4. *Design and Access Analysis;*

4.1. Use / Zoning

The use and zoning are not affected by this proposal

4.2. Scale

The scale is not affected by this proposal

4.3. Appearance.

No changes to the appearance of the front of the property from the proposed design. However at the rear there is a slight alternation to the appearance on the ground floor level with the side and rear extensions.

4.4. The Materials.

The materiality will be in line with the already approved planning application.

4.5 Layout.

The internal layouts change as per our drawings.

4.6 Amount.

The volume of the building is increased as part of this application with is detailed in the supplementary documentation.

4.7 Access.

The access is not affected by this proposal. Entry and exit points remain as existing. Sight-lines and mobility are not hindered or made worse than existing by this proposal.

4.8 Sustainability.

The installation of updated electrical and plumbing systems provides a more efficient heating and cooling system. Likewise the addition of the extensions built to modern building regulations will provide improved insulation properties.

4.9 Servicing.

All servicing for this property will remain accessible.

4.10 Landscaping.

As part of future plans the front and rear of the property will be landscaped to make the property more appealing.

5. *Conclusions;*

The following documents have been referred to when considering this applications merit, requirement, context and suitability for approval.

West End Green Conservation Area

101 Architecture+Design believes that the information presented in this document, and the accompanying documentation provides sufficient information to Camden Council to make a determination for this proposal.