

Planning and Design & Access Statement

Flat 3, 1 Cleve Road, NW6 3RG

July 2024

1. Introduction

1.1. Purpose

1.1.1. This Design and Access Statement has been prepared by Inglis Inglis in support of a planning application for the proposed works to the top floor flat at: Flat 3, 1 Cleve Road NW6 3RG

1.1.2. This statement sets out the background to the design proposal and the site context. It analyses the design constraints and describes the subsequent design development process and the final design proposals. It demonstrates that the proposals are policy compliant and shows that the design will make a positive contribution to the local area while minimising any impacts.

1.1.3. This Statement should be read in conjunction with the other drawings and documents submitted with the application.

1.2. Description of the Development

1.2.1. The development proposal is:

Demolition of an existing rear dormer and the creation of a rear inset roof terrace and a new conservation style roof window to the side.

2. Process

2.1. Assessment

2.1.1. Site Context

2.1.2. The site is located on Cleve Road, a residential street in the South Hampstead Conservation Area within the London Borough of Camden. The conservation area appraisal states 'On Cleve Road and the west end of Compayne there is a great variety of form and much red brick - and on occasions - very ornate High Victorian fanciful detail, although the houses are still detached 2, 3 or 4 storeys, often again with attics and some with raised basements.'

2.1.3. No.1 Cleve Road is a yellow-brick detached building, part 2 storey part 3 storey, containing 3 flats. It has non-uniform elevations to the front, rear and side, including dormers to the front and rear, as well as a balcony terrace and garage to the front and side.

2.2. Involvement

2.2.1. Planning History

2.2.2. Planning applications for No.1 Cleve Road are registered for 'Work to trees' in 1992 and 'Erection of a dust bin enclosure' in 1981

2.3. Evaluation

2.3.1. The existing top floor flat is in a state of disrepair and is therefore in need of refurbishment.

2.3.2. The refurbishment provides an opportunity to improve the living standards of the top floor flat.

- 2.3.3. Aims and constraints: Taking into account the site constraints, the context, planning policy and the planning history we have identified a number of key aims:
- Improve the quality of the top floor flat.
 - Respect the existing character of the building and preserve the character of the conservation area.

3. Design Development

- 3.1.1. The design has been carefully developed taking into account the development aims and constraints.
- 3.1.2. The identified strategy is to improve the quality of the residential unit through the creation of a roof terrace and the insertion of a new roof window.

4. Design Proposals

4.1. Use

- 4.1.1. The proposed use of the site remains C3 residential.

4.2. Amount

- 4.2.1. The scheme proposal creates a two bedroom, two bathroom flat with small roof terrace.

4.3. Layout & Proposed Works

- 4.3.1. The kitchen is located to the rear of the flat and currently incorporates a dormer. The proposal is to demolish this dormer in order to create a new balcony inset into the existing roof form. This will increase the amount of natural light as well as

providing some much needed outdoor space.

- 4.3.2. A new conservation style roof window, projecting less than 0.15m from the roof plane, will provide additional light into a new study area.

4.4. Scale

- 4.4.1. The proposed inset roof terrace measures approx 3.5sqm.
- 4.4.2. The inset roof terrace is set within the existing perimeter of the dormer.
- 4.4.3. It is therefore considered that the scale of the proposal is appropriate.

4.5. Appearance

- 4.5.1. The proposed glass doors providing access to the inset roof terrace will be timber painted white, to fit in with the host building and neighbourhood scene.
- 4.5.2. The new roof window inserted into the existing slope will be low profile and will not project more than 0.15m from the roof slope. It will not be visible from the street.

4.6. Sustainability

- 4.6.1. The site is in an urban location with good transport links and easily accessible local services and infrastructure.
- 4.6.2. The new glazed doors will be double glazed and will provide a more thermally efficient fabric.

4.7. Flood Risk

- 4.7.1. The site is in Flood Zone 1 with a low probability of flooding.

4.8. Daylight Assessment

- 4.8.1. Both the proposed roof light and the proposed glazed doors to the roof terrace will increase the amount of natural light within the habitable rooms.

5. Access

5.1. Vehicle Access

- 5.1.1. No changes are proposed to the number of parking spaces, the crossover or the access.

5.2. Pedestrian Access

- 5.2.1. No changes are proposed to the pedestrian access.

5.3. Cycle Access

- 5.3.1. No changes are proposed.

5.4. Inclusive Access

- 5.4.1. Access will be equivalent the existing access.

5.5. Refuse & Servicing

- 5.5.1. No changes are proposed.

6. Conclusion

- 6.1.1. The proposals will have no impact on the character of the conservation area and will improve the quality of the existing residential unit. The proposals are in accordance with local, regional and national planning policy and should therefore be acceptable.