

**BESPOKE SPACE**  
**DESIGN & BUILD LTD.**

10 Essex Road, E18 1JS

London, U.K.

**DESIGN AND ACCESS STATEMENT**

FOR THE ROOF EXTENSION AND SIDE EXTENSION

AT

1G PARSIFAL ROAD, NW6 1UG

FOR MR. DOERSCH AND MS. LILI TAO

Project: 1G PARSIFAL ROAD, NW6 1UG

Client: MR. DOERSCH AND MS. LILI TAO

Document: Design and Access Statement

## **1.0 INTRODUCTION**

### **1.1 Introduction**

This Statement has been prepared to support a full planning application seeking consent for the building on the mentioned address, for its vertical extension of one extra level on the existing structure. This document should be read in conjunction with the submitted drawings from Bespoke Space Design & Build Ltd.

### **1.2 The site description**

The application site is a part single/part two storey dwelling occupying a plot behind 532 Finchley Road and 1a-d Parsifal Road. It is a modern design finished in white render with a north-west facing terrace at first floor level. It does not lie within a conservation area but is adjacent to the West End Green Conservation Area.

### **1.3 Planning History**

**2012/5533/P** - Erection of conservatory at rear ground floor level in connection with existing dwellinghouse (Class C3) – **Granted 04/12/2012**

**2011/5291/P** - Erection of a conservatory at first floor level of dwelling house (Class C3) – **Refused 09/12/2011 – Appeal Dismissed 15/03/2012**

**2006/5903/P** - Demolition of existing building and outbuildings and erection of a 5 storey building comprising 11 flats (1 x 1bed, 7 x 2-bed and 3 x 3-bed) fronting onto Finchley Road and a 2 storey detached dwelling house to the rear of the site and provision of 10 car parking spaces and 16 cycle spaces accessed via Parsifal Road - **Granted 03/04/2007**

#### **Parsifal House**

**2024/1722/P** - Demolition of two existing garage blocks (12 car spaces) and erection of three storey plus basement building with green roofs, to provide 2 x 3 bed units (Class C3) with front and rear light wells, re-provision of 5 garages to rear of new building (all accessed from private street off Parsifal Road). Not yet determined.

**2019/5709/P** - Demolition of two existing garage blocks (12 car spaces) and erection of two storey plus basement building with green roofs, to provide 2 x 3 bed units (Class C3) with front and rear light wells, re-provision of 5 garages to rear of new building (all accessed from private street off Parsifal Road). **Granted 22/04/2021**

## **2.0 THE PROPOSAL**

### **2.1 The proposal of the building extension**

The Client would like to extend the property vertically for one extra floor across the whole existing structure. Due to the split height of the dwelling this would result in a part three

storey and two storey building. The new proposed structure will have the same internal layout as the existing level 1 internally and externally share the same finish and aesthetics of white render finish. The newly proposed roofs are going to be finished as green roof. The proposal is to gain more sunlight into the house as the immediate site of the existing garages will be occupied with two new terraced house.

The impact of sunlight on the immediately adjacent buildings have been proved to be acceptable. Please see the attached Sunlight Assessment for more information.

## **2.2 Relevant Policies and Guidance**

### **The National Planning Policy Framework 2023**

### **The London Plan 2021**

### **Camden Local Plan 2017**

A1 Managing the impact of development

D1 Design

### **Camden Planning Guidance (2021)**

CPG Design

CPG Home Improvements

CPG Amenity

### **Fortune Green & West Hampstead Neighbourhood Plan**

Policy 2: Design & Character

## **3. Amenity**

Local Plan Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for redevelopment that would not harm the amenity of neighbouring residents. This includes privacy, outlook, daylight, sunlight and noise. CPG (Amenity) provides specific guidance with regards to privacy and outlook.

Due to the minimal increase in height as a result of the roof extension, it is not considered to give rise to any impacts to the availability of daylight/sunlight or loss of outlook to neighbouring residential occupiers.

Therefore, the roof extension is not considered to give rise to any new impacts to neighbouring residential amenity with regards to loss of daylight/sunlight, outlook, or privacy. Extending the side element of the property by an additional storey has been tested not to have any detrimental impact to the properties at 1a-1f Parsifal.

The screenshot below shows the close relationship between 1 G Parsifal Road and the terrace of properties at 1a-d Parsifal Road:



3. On this basis we are confident that the current proposals fully comply with the Council's planning policies and the scheme will provide a fully sustainable use for this building.