

RD Designs & Partners Ltd.
Office 2 Floor 2
1 Bedford St
Ampthill
Beds
MK452LU



Design and Access Statement

Project Title:

32 Richborough Rd, Cricklewood

Project Description:

Two storey side and rear extension, NW2 3LX

Applicant:

Chris Benjamin and Arabella Bradley

Architectural Designers:

RD Designs and Partners Ltd.



Contents;

1. Introduction
2. The Process – Aims and Objectives
3. Site Analysis
4. Site Photographs
5. Design Process
6. Local Planning History
7. Sustainability
8. Conclusion

Design & Access Statement
32 Richborough Road, Cricklewood, NW2 3LX

1. Introduction

This Design and Access Statement accompanies the planning application for a side rear infill extension to the property at 32 Richborough Road, Cricklewood. The aim of this development is to expand and enhance the property's living space while maintaining the architectural character of the neighbourhood.

2. The Process- Aims and Objectives

The proposed extension aligns with local planning policies and addresses the following objectives:

- **Optimise Use of Space:** Expand the property's living area to provide more functional space for occupants.
- **Aesthetic Consistency:** Ensure the extension is harmonious with the existing building and neighbouring properties.
- **Sustainability:** Use high-performance materials and design elements that reduce energy consumption where feasible.
- **Contribute to Local Character:** Preserve and enhance the property's aesthetic contribution to Richborough Road and the surrounding neighbourhood.

3. Site Analysis

Location: 32 Richborough Road is a semi-detached residential property located in the vibrant, well-connected area of Cricklewood in the London Borough of Camden. The property is near Cricklewood National Rail station and Willesden Green Underground station, providing easy access to central London.

Plot and Boundaries: The property sits on a rectangular plot and shares boundaries with adjacent properties on both sides, as well as a rear garden space. Access to the rear garden is available via a side alleyway to the left of the property.

4. Site Photographs

Photographs are provided to illustrate the current site conditions, including front and rear elevations, as well as the side pathway where the proposed extension will be built.



5. Design Process –

Existing Site Layout

Existing Layout: The property currently consists of a ground and first-floor layout with a semi-detached configuration.

Proposed Site Layout

Proposed Changes: The extension will utilise the side infill area to create additional living space on the ground floor. This extension will enhance the layout and usability of the property while maintaining the overall character of the semi-detached structure.

Scale and Form - The side rear infill extension will be replacing an existing shed outbuilding and will be set 100mm in from the current boundary. This will be so there are no drainage crossing over the boundary lines. Any issues with the current boundary wall that are caused during the build will be made good before completion of the project.

Materials and Appearance

External Finishes - The extension will be constructed with materials matching the existing property, including weathered clay roof tiles and stock brick. Doors and windows will be designed in a similar style, with anthracite grey bifold doors and white-painted timber-framed windows to match the existing aesthetic.

6. Local Planning History

The following local applications provide context for similar developments in the vicinity, where side and rear extensions have been approved, further supporting our proposal:

- 10 Richborough Road, London NW2 3LU (2020/5391/P)
Granted (8 Jul 2021) – Householder Application

Erection of a single-storey rear and side 'wrap-around' extension and alterations to rear and side fenestrations.

- 12 Richborough Road, London NW2 3LU (2019/4308/P)
Granted (6 Dec 2019) – Full Planning Permission

Erection of a single-storey rear extension to the dwelling.

- 6 Richborough Road, London NW2 3LU (2018/6365/P)
Granted (11 Mar 2019) – Full Planning Permission

Erection of a single-storey rear extension.

- 26 Richborough Road, London NW2 3LX (2017/4358/P)
Appeal Decided (22 Jan 2018) – Householder Application (Won on Appeal)

Erection of single-storey side infill and rear extension.

- 7 Richborough Road, London NW2 3LU (2017/4546/P)
Granted (24 Oct 2017) – Householder Application

Single-storey side extension to dwellinghouse (Use Class C3).

- 13A Richborough Road, London NW2 3LU (2013/8090/P)
Granted (4 Mar 2014) – Full Planning Permission

Erection of a rear ground floor extension.

All of the above applications were approved, indicating local support for developments of a similar nature. It should be noted that our proposal at 32 Richborough Road is solely for a side rear infill extension and does not include any rear extensions.

7. Sustainability

Where feasible, materials and construction methods will adhere to sustainable practices, such as double-glazed windows and improved insulation to optimise thermal performance and energy efficiency.

8. Conclusion

The proposed side rear infill extension at 32 Richborough Road aims to balance the needs of the occupants with the character of the surrounding neighbourhood. In designing this extension, care has been taken to ensure that it respects local architectural features and remains in keeping with the street's aesthetic while providing valuable improvements to the property's functionality and energy efficiency.

We hope that the thoughtful approach to the design and materials, as well as the efforts to preserve local character, will be viewed favourably and contribute positively to the architectural harmony and sustainability goals of the area.