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## **Design and Access Statement**

### **Project Title:**

32 Richborough Rd, Cricklewood

### **Project Description:**

Loft Conversion, NW2 3LX

### **Applicant:**

Chris Benjamin and Arabella Bradley

### **Architectural Designers:**

RD Designs and Partners Ltd.



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

### 1. Introduction

This Design and Access Statement accompanies a Lawful Development Certificate application for a loft conversion at 32 Richborough Road, Cricklewood, NW2 3LX. The proposed conversion includes a hip-to-gable extension and a rear dormer, as well as the installation of roof lights to enhance the property's functionality and living space.

The design is intended to align with the architectural style of the neighbourhood, creating a harmonious and minimally intrusive addition to the existing structure.

### 2. The Process- Aims and Objectives

The proposed loft conversion has been developed in accordance with relevant planning policies and with the following objectives in mind:

Efficient Use of Space: Create additional living space within the roof area, improving the overall functionality of the property.

Design Consistency: Ensure the new extension is in keeping with the character of the original building and neighbouring properties.

Sustainability: Incorporate durable and energy-efficient materials, such as double-glazed windows, to enhance thermal performance where possible.

Neighbourhood Cohesion: Design an addition that respects and complements the architectural character of Richborough Road, contributing positively to the area's aesthetic.

### 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.



#### 5. Design Process –

##### Existing Layout:

The property at 32 Richborough Road is a semi-detached residential dwelling with a traditional roof structure, which currently limits the usable space on the top floor. The existing roofline and internal layout provide an opportunity to expand vertically without significantly altering the building's external appearance.

##### Proposed Changes:

The proposed loft conversion includes a hip-to-gable extension, a full-width rear dormer, and the addition of roof lights on the front slope. These elements are designed to maximise usable space and natural light in the loft area while maintaining a low-profile appearance from the street.

##### Scale and Form:

The hip-to-gable extension and rear dormer are sized to fit proportionally with the existing structure, ensuring the new addition complements the original design of the home. The roof lights on the front elevation will be minimally visible, and similar design choices have been approved on neighbouring properties.

##### Materials and Appearance:

The loft conversion will utilise materials that match the existing property, including timber-framed windows and slate finishes, to blend seamlessly with the current aesthetic. These choices ensure that the new space will look cohesive with the property and surrounding architecture.

#### 6. Local Planning History

The following similar applications for Certificates of Lawfulness have been granted for neighbouring properties, supporting our proposal for a loft conversion as a lawful development:

- 14 Richborough Road, London NW2 3LU (2024/2027/P)  
Granted (4 Jul 2024) – Certificate of Lawfulness (Proposed)

Erection of hip-to-gable roof extension with full-width rear dormer and insertion of three front roof lights to the front roof slope.

- 10 Richborough Road, London NW2 3LU (2020/5390/P)  
Granted (26 Nov 2020) – Certificate of Lawfulness (Proposed)

Erection of a side hip-to-gable roof extension and a rear roof dormer, including the installation of three roof lights on the front roof slope of the dwellinghouse (Use Class C3).

- 6 Richborough Road, London NW2 3LU (2016/5988/P)  
Granted (2 Nov 2016) – Certificate of Lawfulness (Proposed)

Erection of a hip-to-gable and rear dormer roof extension, with three roof lights installed on the front roof slope of the dwellinghouse.

The approval of these applications further demonstrates that similar extensions in the area have been deemed lawful developments.

### **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 loft conversion at 32 Richborough Road is designed to enhance the property by adding functional living space within the roof area while respecting the existing architectural character of the building and surrounding properties. By incorporating a hip-to-gable extension with a rear dormer and roof lights, the conversion will maximise usable space and natural light, creating a more versatile and accommodating family home.

The use of materials that match the existing structure, such as timber-framed windows and slate wall finishes, ensures the addition will blend seamlessly with the property's current appearance. The proposed design is in keeping with other similar and previously approved loft conversions in the immediate area, further supporting the request for a Certificate of Lawfulness.

This modest and unobtrusive conversion will provide valuable space for the occupants without altering the overall appearance or character of the neighbourhood, aligning with the planning policies for residential properties in the area.