



# DESIGN & ACCESS STATEMENT

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SÒPERS HOUSE, SÒPERS ROAD, CUFFLEY, EN6 4RY

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**01**

# Introduction



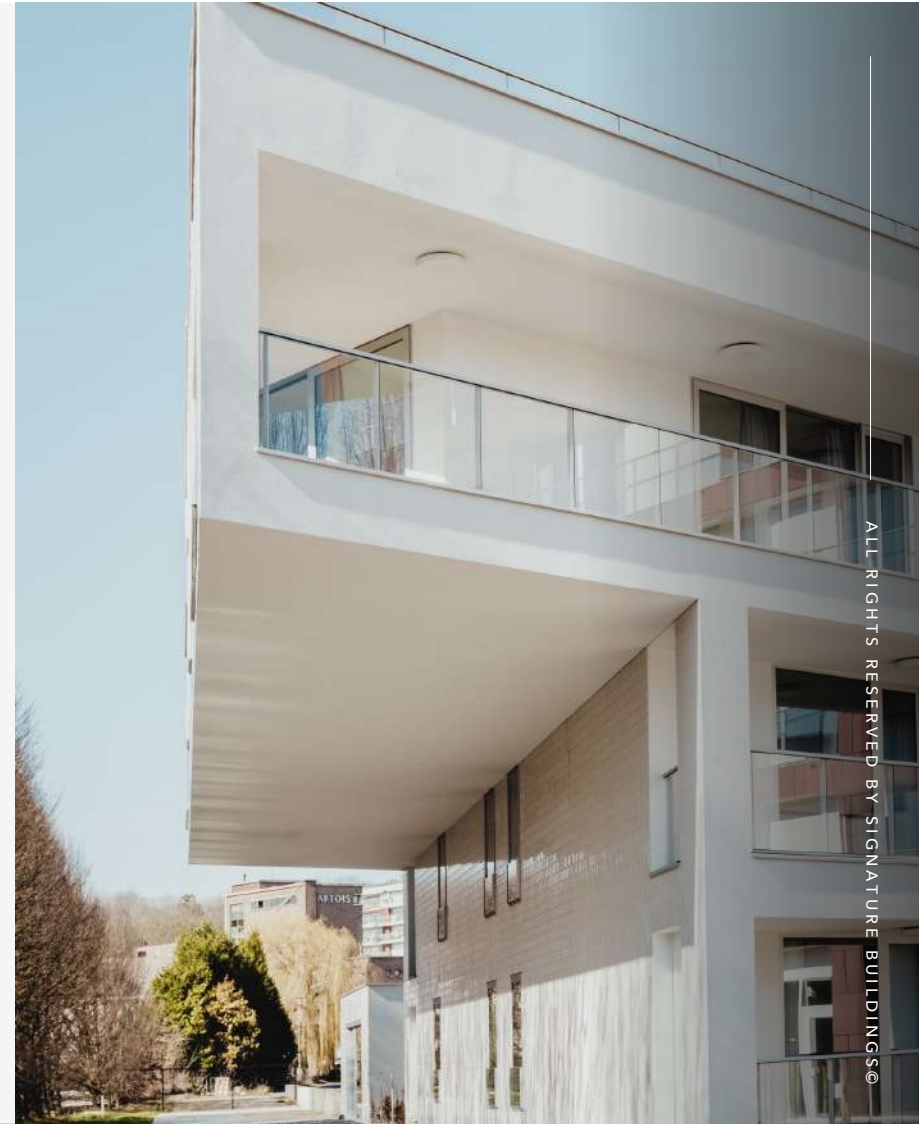
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# Introduction

This application has been prepared by Signature Buildings Ltd. Who is the agent working on behalf of the applicant to create the relevant proposal drawing and application for the proposed works as detailed below.

Throughout the process, careful consideration has been given to the design and nature of the proposal within the site and local area. Local Authority Planning Policies, Design Guidance and the National Planning Policy Framework have all been checked and considered when creating the proposed scheme to ensure the most suitable and recommended scheme is being applied for.

To start with, a careful site survey has been conducted to assess, measure and photograph the relevant areas that will be affected by the development. The details taken are the factors and information used to create the design and application and to implement the applicants requirements in the most sensible and affective manor.





**02**

The Proposal

### Design and Access Statement

This Design and Access Statement is submitted to support a planning application for constructing a rear extension on Camden Council. The proposal aims to be sensitive to the building's character and meet modern living requirements.

#### Site Address:

Flat 1A, 15 Arkwright Road NW3 6AA

This application for single - storey rear extension is designed to increase internal habitable space, providing enhanced comfort, flexibility, and usability for the occupants. This involves expanding the existing bedroom and creating a dining room space.

The site is not located within a Conservation Area, nor close or adjacent to a Listed Building, and is not located within an area of any specific planning designation.



Front view of the flat from the main road

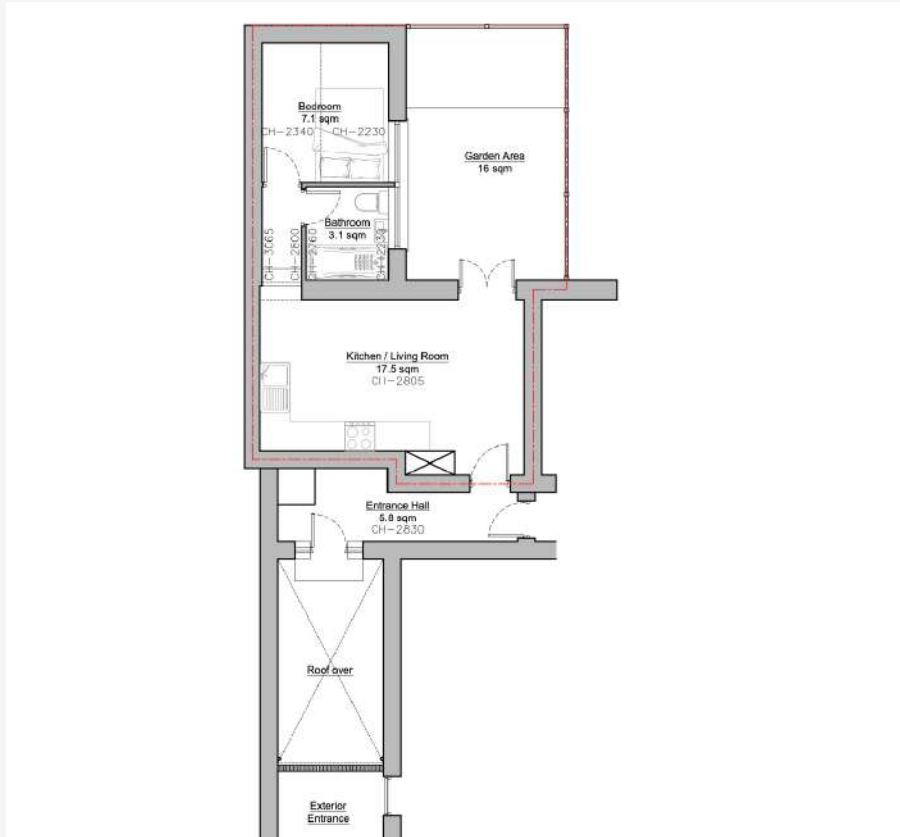


Rear view of the Flat - Existing Garden

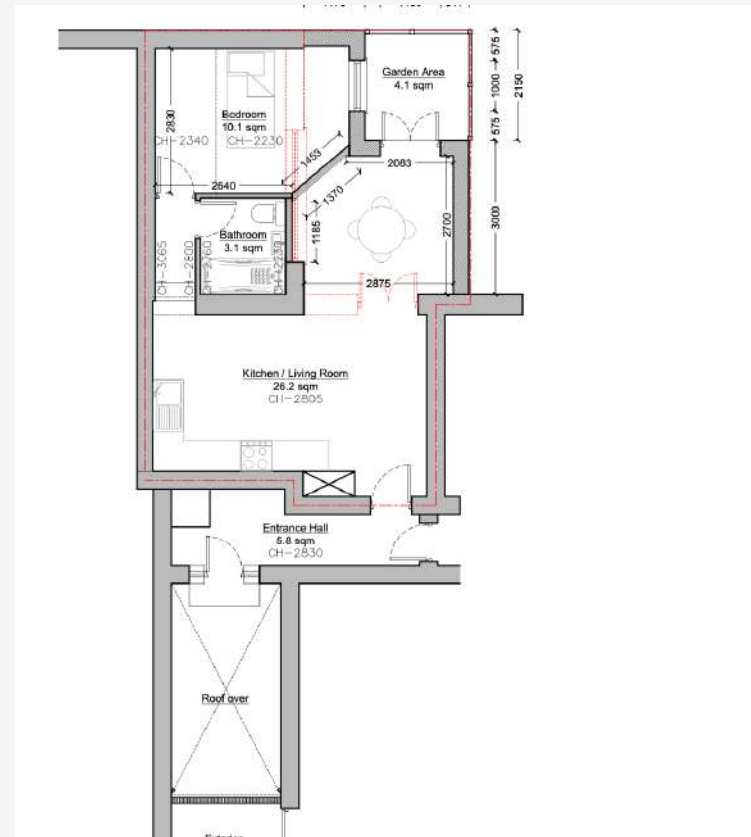


Internal Photos – Existing Rooms





Ground floor Flat – Existing Plan



Ground floor Flat – Proposed Plan

### **Design Considerations and Scale**

The proposed extension respects the character and scale of the surrounding buildings. The extension does not dominate the rear of the property or have an adverse visual impact on neighbours.

### **Impact on Neighbours**

Camden's policies prioritize minimizing the impact on neighbouring properties. The proposed application avoids overshadowing, overlooking, or loss of privacy.

The extension does not project too far from the rear of the building, typically restricted to around 3 meters for flats.

### **Materials and Appearance**

The choice of materials is to be kept with the original building to match the existing structure

### **Green Spaces and Outdoor Impact**

The garden space does not compromise the amenities of the residents, it has sufficient space for bicycle storage and other means of relaxation and gardening.

Due regard has been given to all the relevant policies and the scheme complies with these policies. It is considered that the proposal does not detract from the appearance of the building or lead to over-development of the site.



**03**

Details of application



02

# Details of application

## Site address

Flat 1A, 15 Arkwright Road NW3 6AA

## Proposal

Single-storey rear extension

## Local Authority

Camden Council

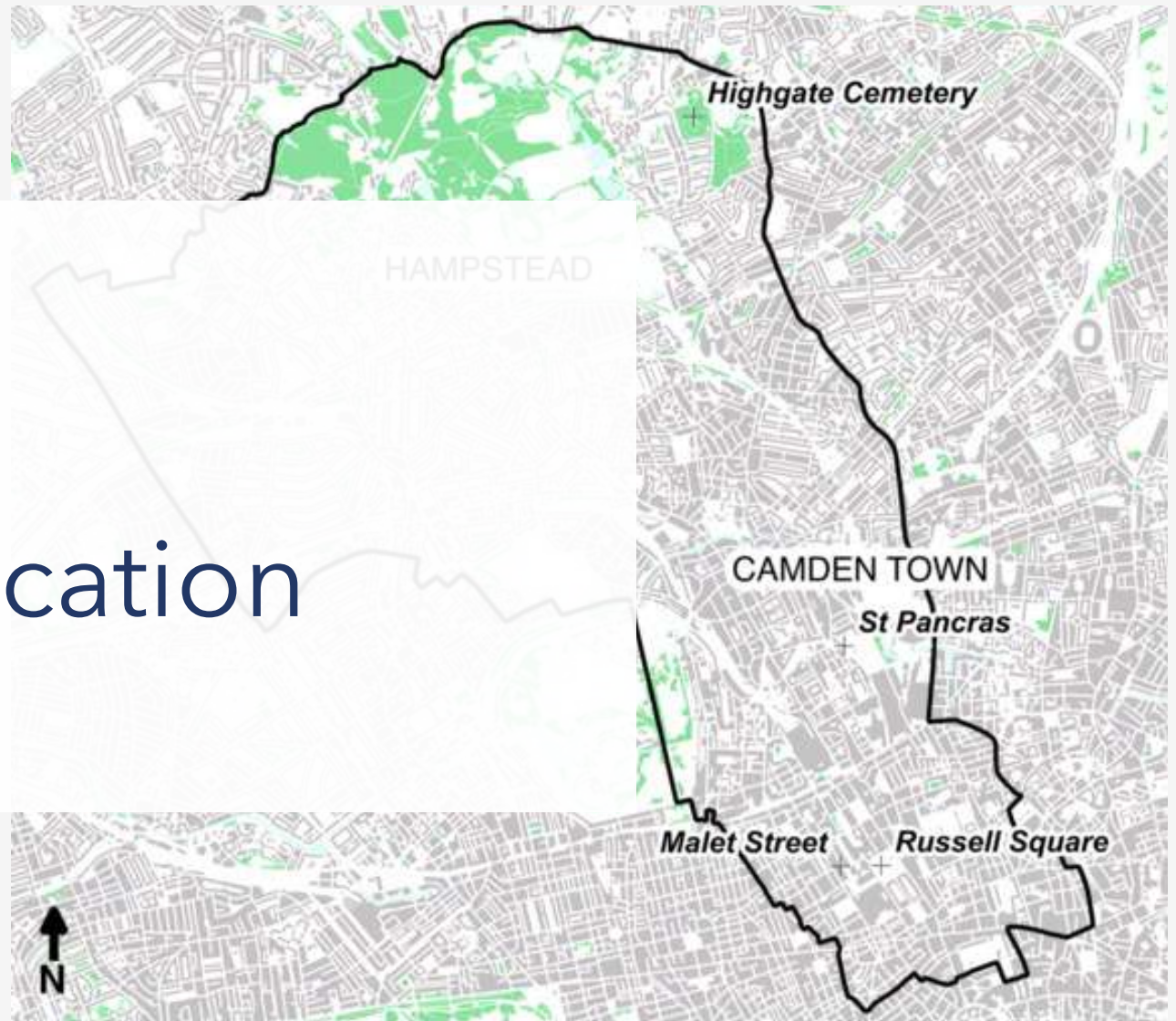
## Applications

Full Planning Application

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## The Site Location



# Site Location

Flat 1A, 15 Arkwright Road, NW3 6AA, is located in the prestigious Hampstead area of Northwest London, known for its historic charm and green spaces. The flat benefits from proximity to Hampstead Village and Finchley Road, providing access to various amenities including shopping, restaurants, and cafes.

## •Transportation:

- Hampstead Tube Station (Northern Line) is about 0.3 miles away, providing quick access to central London.
- Finchley Road & Frognal Overground Station is around 0.3 miles away.
- Finchley Road Tube Station (Jubilee and Metropolitan Lines) is also within 0.5 miles, offering more commuting options.

## •Parks and Recreation:

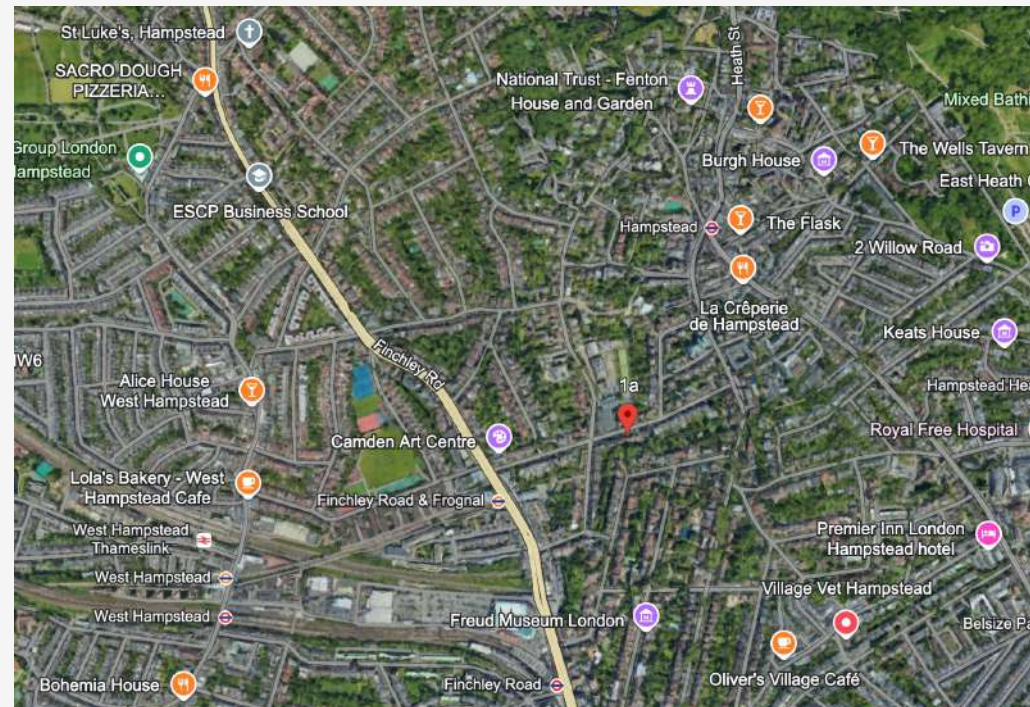
- Hampstead Heath, a large and popular green space, is approximately 0.6 miles away, ideal for outdoor activities.

## •Shopping and Dining:

- Finchley Road and Hampstead High Street offer various supermarkets, boutiques, restaurants, and cafes.
- O2 Shopping Centre on Finchley Road provides more retail and dining options.

## •Healthcare and Fitness:

- Various gyms and healthcare facilities are available within the vicinity.



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## The Conclusion

We consider the proposed scheme to have a positive impact on the neighbouring properties as the design of the new building replicates the local architecture within the street scene as well as the local area.

The materials will match in colour and specification to be in keeping with the existing buildings using traditional stone features and details.

Being a sustainable location allows the future occupants to benefit from all of the local services, transport links, shopping areas and businesses to enable a comfortable living without having to commute or use a car.

We look forward to working with the Local Authority to achieve a positive outcome.

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# Get in touch



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THANK YOU

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