



AKITAKOMARARCHITECTS

## HP1\_DESIGN & ACCESS STATEMENT

APPLICANT: Mrs Peracha  
SITE ADDRESS: 2 St John's Wood Park, London, NW8 6QS  
PROPOSAL: Rear extensions at the ground floor, first floor and second floor levels and hip-to-gable roof enlargement with rear dormer with juliet balconies.  
AGENT: Akita Komar Architects  
DATE: 05. 12. 2024



SITE LOCATION PLAN

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## 1. INTRODUCTION

This is Design & Access Statement with the basis of the acceptability of these proposals in relation to national guidance, regional and local policies in force governing the determination of planning applications. This is in relation to the rear extensions at the ground floor, first floor and second floor levels and hip-to-gable roof enlargement with rear dormer with juliet balconies on 2 St John's Wood NW8 6QS.

## 2. SITE ANALYSIS

### 2.1 EXISTING CONTEXT

The site is not within Conservation Area.

The existing property is a three-storey semi-detached family dwelling house and not listed.

The proposal is to maximise the potential of the property, providing additional space and higher quality accommodation.

Several developments have already been completed along the same street.

**1 St John's Wood Park**  
6-storey new development

**4 St John's Wood Park**  
Rear extension

**7 St John's Wood Park**  
2-storey rear and side extensions  
\*First floor terrace was approved



**1 St John's Wood Park**  
2-storey rear extension and roof extension

\*Full width ground floor extension & first floor infill extension was approved

\*Rear roof extension was approved

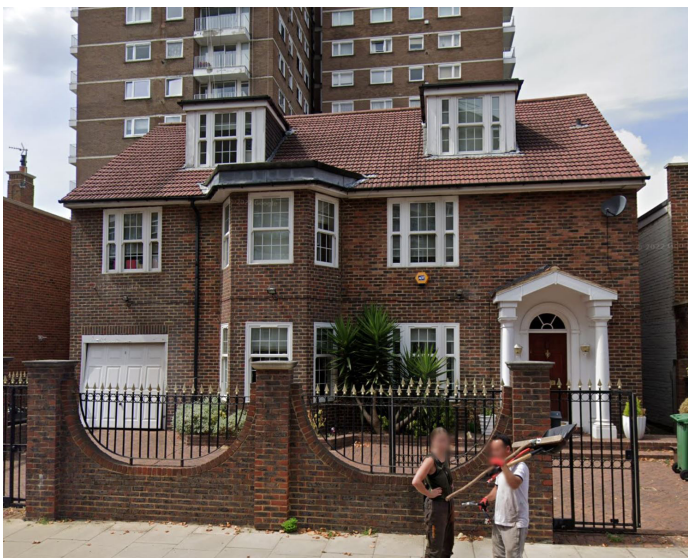
**5 St John's Wood Park**  
Rear extension



2 St John's Wood Park  
Proposed Site



1 St John's Wood Park



6 St John's Wood Park



7 St John's Wood Park

## 2.2 PLANNING HISTORY

### **2 St John's Wood Park**

Date : 19-05-2004

Decision : Granted

Application Reference : 2004/1387/P

Proposal :

Erection of new entrance canopy, replacement single storey rear extension, new first floor side extension, conversion of garage to additional habitable room with rear bay window, installation of 1 flat topped roof light and 2 velux side roof lights.

## OTHER RELEVANT PLANNING HISTORY

### **Land adj. to 1 St John's Wood Park**

Date : 25-11-2019

Decision : Granted Subject to a Section 106 Legal Agreement

Application Reference : 2018/4763/P

Proposal :

Redevelopment of former garage site to form 6 storey (plus basement) residential block containing 9no. units (3 x 4 bed duplexes, 3 x 3 bed flats, 3 x 2 bed flats) (Use Class C3), with associated amenity space, cycle store, plant, and waste storage.

### **1 St John's Wood Park**

Date : 09-06-2010

Decision : Granted

Application Reference : 2010/1974/P

Proposal :

Erection of extensions at rear elevation at first and second floor levels, alterations to fenestration to the side, and the installation of an additional rooflight on the main roof to single dwelling house (Class C3).

Date : 11-12-2009

Decision : Granted

Application Reference : 2009/5192/P

Proposal :

Additions and alterations to include the erection of a single storey rear extension, alterations to first floor window at rear, installation of first floor window on side elevation, replacement of existing door on side elevation with new window, installation of new rooflight to south side of roof, relocation of rooflight on roof of existing side extension to residential dwelling (C3).

### **7 St John's Wood Park**

Date : 24-01-2020

Decision : Granted

Application Reference : 2019/5373/P

Proposal :

Erection of two storey rear and side extensions.

## 2.3 FLOOD RISK

The site is on Zone 1 - Low Probability.

### **3. DESIGN FACTORS**

#### **3.1 DESIGN**

The proposed ground floor rear extension is 3m in depth from the original house and 3m in height (exclude parapet wall), which in general in the area of Permitted Development. Furthermore, adjoining property No1 has been built with a full-width rear extension extension. There will be no concern about blocking lights on adjoining properties.

The proposed first floor infill rear extension will be aligned with the adjoining property No1. Also, a terrace is proposed at the first floor level. A similar design proposal was approved at No7 St John's Wood Park. Please refer the application 2019/5373/P.

As for the roof enlargement, the adjoining property No1 has built a second floor/roof extension towards the rear side of the property. Hip-to-gable roof enlargement and rear dormer are in principal lawful under Permitted Development. Therefore, the proposal is believed to be acceptable.

#### **3.2 USE & AMOUNT**

The property use remain the same as C3 Single Dwellinghouse.

#### **3.3 LAYOUT**

The proposal is to maximise the potential of the property, providing additional space and higher quality accommodation.

At the ground floor level, the extension creates a more open space for family seating and dining.

At the first and second floor level, more bedrooms and bathrooms will be created to meet the demand for modern style living.

#### **3.4 SCALE**

*There is a variety of developments found in the neighbourhood and similar designs have been completed or planning approved. The scale of this proposal is believed to blend into the area.*

### **4.SUSTAINABILITY**

#### **4.1 SUSTAINABLE STRATEGIES**

Thermal insulating materials will be used in the walls to meet and exceed current Building Regulation requirements. All the new glazing will be fitted with thermally efficient double glazed, high quality units. Recycled/reused materials and locally sourced materials will be used for the construction and finishing where is possible.

We will put best effort on minimising a negative environmental impact during both construction and occupation.

#### **4.2 BIODIVERSITY**

There will be no loss of trees and green space caused by the proposed development.

### **5. NEIGHBOURING ISSUES**

#### **5.1 NEIGHBOURS AMENITY**

As the adjoining house has completed similar extensions already, our proposal is NOT believed to have a negative impact on the neighbours.

### **6. ACCESS**

There will be no change to access.

The property remains a single dwellinghouse, therefore no additional car parking space is required.

## **7. CONCLUSION**

Our proposal will co-operate with professional consultations, not only to comply with current Building Regulations but also to achieve higher quality space.

We take sustainability strategies seriously and put our best effort to build as sustainable and energy efficient as possible.

The proposal is match to the neighbouring area and will not harm the original building context nor neighbouring amenity.

## **8. REFERENCE DOCUMENTS**

- London Plan (March 2021)
- Camden Local Plan (2017)
- HOME IMPROVEMENTS Camden Planning Guidance (January 2021)