
Design & Access Statement.

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Introduction.

On behalf of the applicant, this report has been prepared for an application with regards to the proposed works at 31 Achilles Road. It seeks to outline the proposal, and discuss its response and compliance to the local planning guidance and policies.

Site Location.



Application site outlined. The property is not located within a Conservation Area.

Surrounding Area.



Aerial view of the property with the application site outlined.

Site Photographs



Existing front elevation.
Picture taken: May 2024



Existing rear elevation.
Picture taken: May 2024

Site & Surrounding Planning History.

The site has a previous accepted planning application listed below:

Ground Floor Flat 31 Achilles Road London NW6 1DZ

Application Number: 2014/0965/P

Description: Excavation to lower the ground floor level and erection of a single storey rear extension in connection with residential flat.

20-05-2014 Granted

Application Number: 2014/0760/P

Description: Extension of existing basement and lowering of cellar floor.

02-07-2014 Granted

Application Number: 2014/0760/P

Description: Erection of a single storey infill rear extension and minor elevational alterations, including the replacement of a door and window on ground floor of rear elevation with new double doors.

14-07-2005 Granted

The following applications have been submitted nearby, all of which have been approved:

33 Achilles Road London NW6 1DZ

Application Number: 2013/7398/P

Description: Erection of single storey side and rear extension with rooflights.

21-02-2014 Granted

37 Achilles Road London NW6 1DZ

Application Number: 2015/3612/P

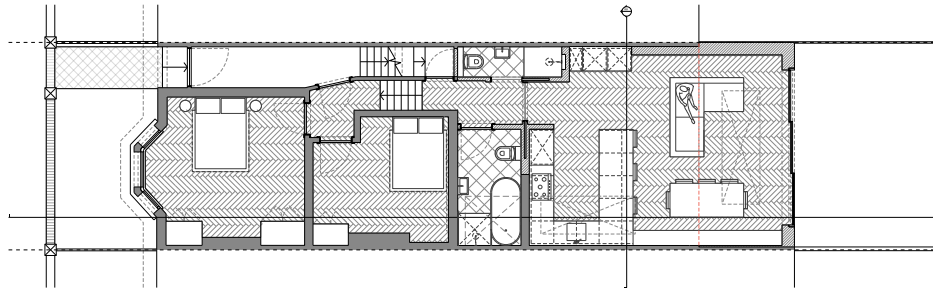
Description: Erection of a single storey rear extension in connection with existing structure.

26-11-2015 Granted

Proposed Design and Access

The proposed ground floor extension will provide an open-plan kitchen, dining and living space for the client. It will have sliding glazed doors to the rear of the property.

Access to the property will remain unchanged.



Proposed Ground Floor Plan.

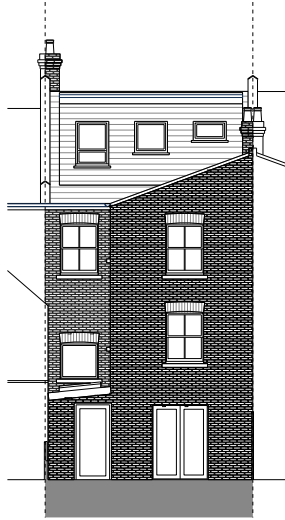
Appearance.

The proposed design has been carefully detailed to reflect the existing house, with the addition of a flat roofed side extension which harmonises with the existing brickwork.

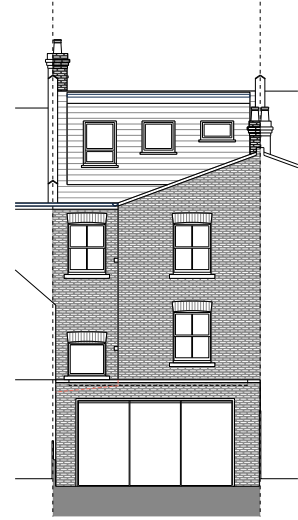
Thin-framed high-end doors are proposed to the rear elevation at ground floor level to maximise daylighting in the new open plan kitchen-dining space.

All work is designed in an effort to enhance and revitalise the rear of the house and without impacting neighbouring properties.

There are no alterations to the existing front elevation.



Existing Rear Elevation.



Proposed Rear Elevation.

Scale.

The scale of the proposal has been carefully considered to ensure that extension appears to be subservient to the main building, and harmonizing with the neighbourhood.

Additionally, the new elements are subordinate and do not compete with the existing property in line with Camden planning guidance.

The length of the proposed extension is to match the size of an approved/built extension on the neighbouring property on one side.

The length of the proposed extension also sits behind a 45 degree line from the centre of the nearside window of the other neighbouring property. As indicated on the elevation below.

The space proposed is to elevate the property to modern standards of living.



Proposed Section AA.



Proposed Rear Elevation.

Summary.

Great care has been taken in researching current policy, as well as analysing the original property, site and context, and reviewing past planning applications, in the development of the submitted proposals.

We look forward to discussing the application further with yourselves.