

49 Minster Road NW2 3SH

Design and Access Statement

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1. PURPOSE OF THIS DOCUMENT

This document has been written to support the Planning Application for proposed works to 49 Minster Road, NW2 3SH.

This document includes the Design and Access Statement and it explains in photographs, drawings and words how the proposals have developed in terms of use, layout, scale and appearance.

In writing this statement and devising the proposal, the site area, the physical and social characteristic of the surrounding and relevant planning policies have been taken into account.

The proposed works involve:

- Addition of a sun room at the back.

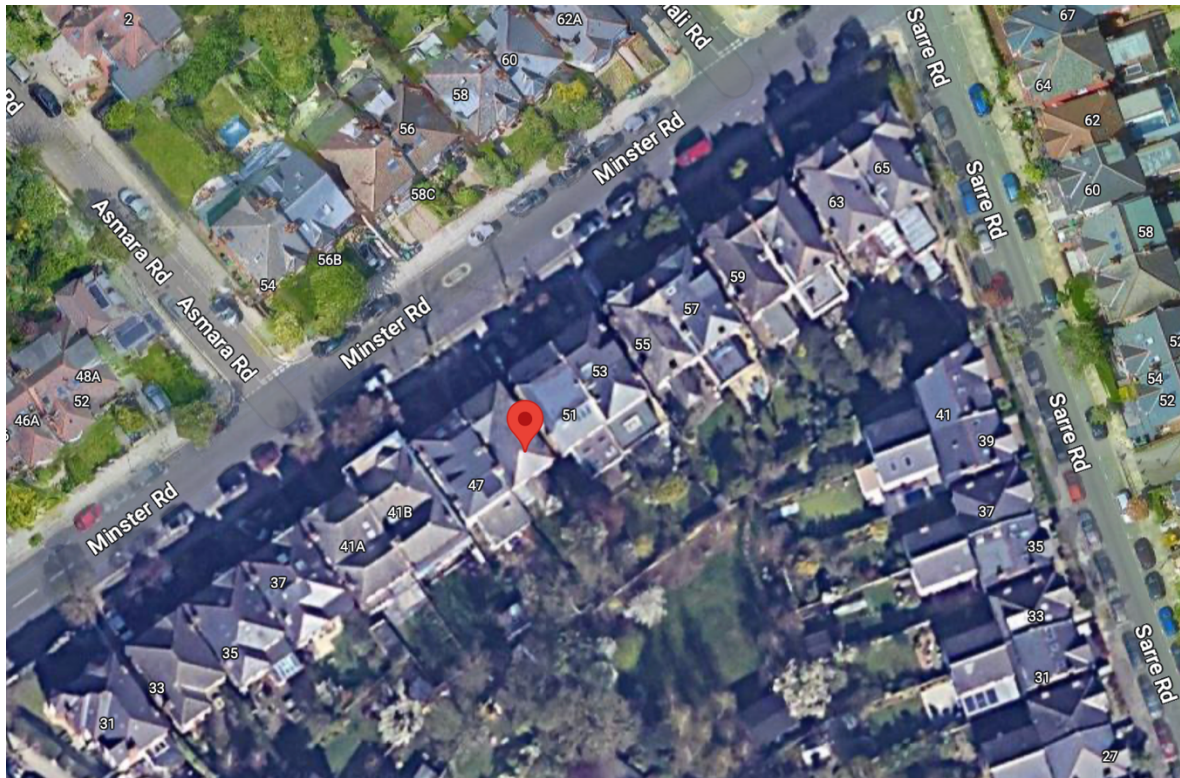
2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

No. 49 Minster Road is a two-storey semi-detach property comprising four flats and it creates a pair with no. 47.

The building is not listed, and it is not located within a Conservation Area.

The property obtained planning permission for the creation of a ground floor extension and loft conversion in September 2023 (2023/2763/P).

The site includes a paved front garden, used as parking space and a spacious rear garden, with direct access from the ground floor flat located at the rear and a second narrow access from the side alley.





No. 49 Minster Road, existing front elevation.

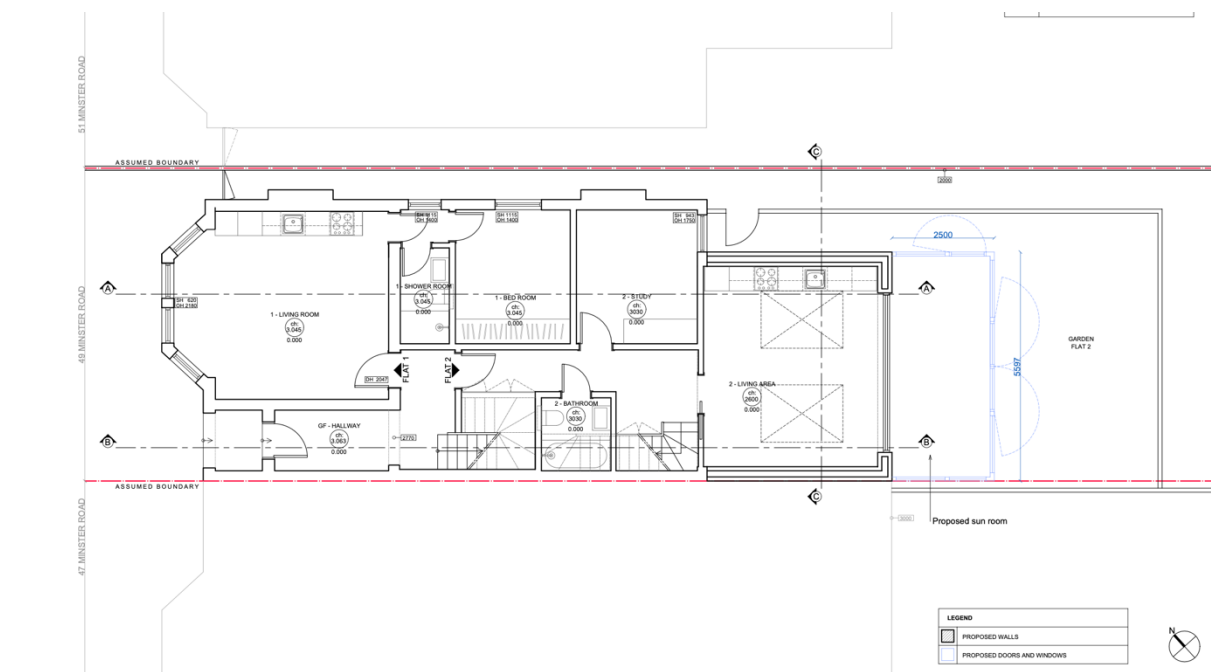
3. PRINCIPLE OF DEVELOPMENT

The proposed development consists of creating a sun room at the back of the property.

The proposal development has been designed to be lower in height than the approved ground floor extension and would be glazed, allowing the light to travel through.

During the development of the project, the following planning policies have been taken into consideration:

- Camden Local Plans
- Supplementary Planning Documents:
 - o Amenity
 - o Design
 - o Energy efficiency and adaptation
 - o House improvement
 - o Housing
- Heritage and Conservation



Proposed ground floor plan.

4. ACCESS

No changes proposed to the main access to the property.

5. FLOOD RISK ASSESSMENT

The property is located in flood zone 1.

Land within flood zone 1 has a low probability of flooding from rivers and the sea.

As the area subject to the development is less than 1 ha in flood zone 1, it does not require a flood risk assessment as part of the planning application.

6. FIRE SAFETY

The proposal would not have any material harm on existing means of escape, access to fire-fighting equipping or detract from any passive and active safety measure on site.

The evacuation strategy from the front of the property to the street remains unchanged.

The development would be constructed in an appropriate way to minimise the risk of fire spread in accordance with policy D12 of the London Plan (2021).

7. CONCLUSION

The proposed development does not detract from the original building, rather introduces a high quality, complementary and elegant architectural design addition that will improve the quality of the interior living accommodation thus improving the overall quality of the property.