

Design and Access Statement

15 & 15d Birchington Road, London, NW6 4LL

October 2013 (Rev A)

Introduction

- To communicate to local authority planning services, the scheme design in full and to secure their recommendation for planning approval.
- To provide the opportunity for final debate upon any fundamental design and access principles prior to determination and project procurement.
- This statement accompanies an application for the construction of a rear facing dormer, installation of three front roof lights in order to accommodate a new self contained flat within the loft conversion and a single storey rear extension to the lower ground flat at 15 Birchington Road.

Existing Context

The Site and Surrounding Context

Second Floor Flat

The application site is located on Birchington Road and is a 4-storey building converted into 4 self contained flats. The Second floor flat which is the subject of this application is a 1.5 bedroom flat with a large bedroom on the rear elevation and a small single bedroom on the front. The existing roof space is used as storage by the occupiers of the second floor flat with a roof hatch located within the flat.

The property benefits from a large existing roof space measuring 3.8m in height and is finished in clay tiles. All the windows within the property are Timber framed sash and are painted white.

Lower Ground Flat

The proposed lower ground floor flat is a one bedroom flat with the bedroom facing the rear elevation. It has exclusive access to the rear garden from the existing kitchen and a separate main entrance from the front elevation. The exterior of the building is finished in London Stock Bricks and all windows as mentioned above are timber framed sash windows, painted white.

The Proposal

Loft Conversion and Proposed New Additional Self-Contained Flat

Our proposal is to construct a single rear facing dormer in order to create a large, bright and spacious loft. The proposed dormer style and size was recently approved on 29 Birchington Road and it is our intention to replicate this style. The proposed dormer will be clad in roof tiles to match the existing roof. The proposed windows will be timber framed sash windows, painted white.

The front roof lights will be of a conservation style and will have a low profile in order to reduce its impact on the street scene.

The proposed loft conversion will provide space to create a new self-contained flat with a floor area of 45.4Sqm. The proposed flat is specifically design for a 1 person occupancy and will include space for a kitchen, bathroom and main living space. The requirements under the adopted London Plan state that a flat with a 1 person occupancy should achieve 37Sqm floor area and the proposed design goes beyond the minimum requirement adopted by Camden Council.

The proposed new flat is located within 1 minutes walk from Kilburn High Road which has excellent retail and transport links in and around London.

Single Storey Rear Extension

We propose to construct a single storey rear extension with a depth of 3m and a height of 3m. The proposed extension will be a flat roof concealed by a 150mm parapet wall. The height of the parapet wall to the external ground floor level will be 3m. The proposed extension will provide the necessary floor area in order to create a 2 bedroom flat. The proposed extension will be finished in Brick to match the existing building however the bi-fold doors will be aluminium framed, powder coated grey. The owner would have preferred a timber frame however due to the weight of bi-fold doors, aluminium framed doors have had to be used. We also propose to install two roof lights that will provide additional natural light to the proposed living/kitchen areas. These roof lights will be concealed by the parapet wall.

Design

Our design approach to the site is to produce a scheme that is particular to this site; to create a proposal that grows out of the site characteristics and features, allowing the site and its immediate neighbourhood to directly integrate and form part of the development.

The key design criteria which have driven the design approach are:

- Working with the shape and constraints not against them
- Creating internal environments that are light, and pleasant to occupy.
- Respecting the proximity of the neighbours by utilising fast and relatively clean construction materials and methods.
- Creating a design within this economic slowdown.

Taking these design criteria into account we have developed an original design which enhances the site and the surrounding area. Throughout the design process we have used 3D CAD modelling techniques to review and modify the scheme with regard to the surrounding area.

Access

Access to the Five flats will remain as existing, through a single front door leading to a communal area.

Lifetime Homes Criterion

- LHS 1 -** Car free Housing - Disabled Parking Bay May be an Option
- LHS 2 -** Level from Ground to Internal Ground Level To Great
- LHS 3 -** Proposed Flat is on Second Floor
- LHS 4 -** Entrances are Illuminated, Clear 900mm Opening and weather protected
- LHS 5 -** All Proposed New Staircases Meet the Minimum Requirements
- LHS 6 -** All internal doors are clear 900mm openings
- LHS 7 -** Please refer to Drawing BR15D-3006
- LHS 8 -** Proposed Flat is within the loft space at 2nd floor level
- LHS 9 -** Proposed Flat is within the loft space at 2nd floor level
- LHS 10 -** Only a single storey flat
- LHS 11 -** All stud partitions will be doubled in order to accommodate special fixings should the need arise
- LHS 12 -** Only a single storey flat
- LHS 13 -** Walls between bathroom and bedroom will be stud timber partitions and a knock panel above door will be integrated. The ceiling will be capable of supporting a single point hoist for future inhabitants
- LHS 14 -** The bathroom will incorporate the features of criterion 14 and its specification

- LHS 15 -** All principal windows will allow people to see out whilst being seated and the sill will be no higher than 800mm of the finished floor level
- LHS 16 -** All service controls will be Part P approved and therefore will abide by this criterion.

Conclusion

It is considered that the existing property can easily accommodate a loft conversion with an additional self-contained flat and is in keeping with similar loft conversions on Birchington Road. The proposed roof extension and single storey extension are modest in size and blend in within the surrounding area. We believe that the proposal fulfils the design criteria we set ourselves at the beginning of the design process, and creates an imaginative response to this site. The scheme has the opportunity to be a very exciting project that could enhance the image and quality of 15D & 15 Birchington Road.

Camden is a bustling multi cultural borough and it is experiencing an increasing demand for residential accommodation for all types and sizes. Our proposal has been designed in order to accommodate all types of family sizes and therefore would cater to the broad residents or future residents of Camden.

It is hoped that officers will be able to support the current proposal to improve and regenerate this property to the benefit of existing and future residents alike. If for any reason there are any concerns it is requested that the Agent be contacted to allow the applicant the opportunity to address such concerns.