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DESIGN & ACCESS STATEMENT

Proposal: Demolition of chalet dwelling and erection of new-build granny flat
Site: The Coach House, 18 Rosecroft Avenue, London NW3 7QB

Location and use of existing building

The premises comprise a semi-detached single family dwelling with a detached chalet dwelling at the end of the garden.

Design Solution

The aim is to reconcile the pragmatics of the development within a form and expression that preserves the character of the existing buildings.

The massing of the proposed building is articulated in a unified form and relates to the adjacent buildings in a regular and formal way.

The proposed use of vernacular scale, features and materials in terms of rhythm, proportions and form preserves the narrative, expression and calm of the existing buildings.

Planning policies

Government planning guidance

PPG3 encourages the development of housing in urban areas, particularly on previously developed and underused land within reach of community facilities and public transport. It encourages planning authorities to adopt a flexible approach to some design standards in order to foster sustainable communities.

PPS1 puts sustainable development at the centre of national planning policies, and in particular the need to increase the supply of housing in urban areas. Government planning policy guidance supports the proposal.

Recent government advice has stressed the need for new homes in London and the need to increase the provision in suitable urban locations within the planning process.

The London Plan

The London Plan was published in February 2004. It contains policies that are relevant to and support this application: Policy 3A.1 states the objective of increasing the supply of housing in London; Policy 3A.2 encourages the use of higher housing densities particularly near good public transport routes; Policy 4B urges LPAs to maximise the potential of sites. Table 4B.1 illustrates appropriate levels of residential density and confirms that the proposal is within the recommended range of densities for houses in an urban area within 10 minutes walk of a town centre.

UDP Policies

The unitary development plan encourages the provision of more housing in the borough.

Car Parking

There is no provision for car parking.

Access

The general movement to and through the site by all potential users is facilitated by a simple circulation pattern.

Pedestrian access into and within the building will comply fully with Lifetime Houses Standards as recommended by CABE and ODPM and Building Regulations.

All external spaces will be provided with an automatic, hooded security light system.

Our reference: 5589/AB
Date: 18 October 2012