

80 WESTBERE ROAD - LONDON NW2 3RU

DESIGN AND ACCESS STATEMENT

80 Westbere Road is a two storey, detached, single family house located on the corner of Westbere Road and Menelik Road. It is not listed and not in a Conservation Area.



SUMMARY OF THE PROPOSALS

The proposals are to:-

- Enlarge the existing single storey extension to the North West
- Erect a first floor side extension on top of the existing side extension to the South East
- Install new windows and glazed doors in the existing side extension to the South East
- Erect a dormer in the rear roof slope
- Erect a dormer in the side roof slope to the South East
- Install square 'sun pipe' roof lights in rear and the front roof slope
- Install new window in existing bricked up opening to the rear on first floor level
- Install new timber gate to the rear passage between the house and the boundary to no 1 Menelik Road
- Demolish existing chimney to the South East

DRAWINGS ACCOMPANYING THIS STATEMENT

Existing:		
338.000	Location Map	1:1250
338.001	Site plan – existing	1:200
338.002	Ground Floor plan – existing	1:50
338.003	First Floor plan – existing	1:50
338.004	Loft Floor plan – existing	1:50
338.005	Roof plan – existing	1:50

338.006	Section AA – existing	1:50
338.007	Section BB – existing	1:50
338.005	Front Elevation – existing	1:50
338.006	Side Elevation [SE] – existing	1:50
338.007	Rear Elevation – existing	1:50
338.008	Side Elevation [NW] – existing	1:50

Proposed:

338.049	Site plan – proposed	1:200
338.050	Ground Floor plan – proposed	1:50
338.051	First Floor plan – proposed	1:50
338.052	Loft Floor plan – proposed	1:50
338.053	Roof plan – proposed	1:50
338.054	Section AA – proposed	1:50
338.055	Section BB – proposed	1:50
338.056	Front Elevation – proposed	1:50
338.057	Side Elevation [SE] – proposed	1:50
338.058	Rear Elevation – proposed	1:50
338.059	Side Elevation [NW] – proposed	1:50

CONSULTATION

The proposals forming this application have been produced following consultation as follows:-

- Informal pre-application consultation with Planning Officer Tania Skelli-Yaoz (19.05.2013)
- Reference to application number 2012/6828/P
- Reference to London Borough of Camden Planning Policy.
- Reference to London Borough of Camden Planning Guidance.
- Reference to The London Plan Policies.
- Research into the Planning Permission History of development in the locality.



PLANNING HISTORY

The most recent planning application for 80 Westbere Road was in 2012/2013, when permission was granted for erection of a first floor side extension, erection of dormer in rear roof slope, installation of new velux rooflight in side roof slope, and enlargement. [Application number 2012/6828/P].

Below is a list of the planning applications since 1969.

Application Number	Site Address	Development Description	Status	Date Registered	Decision
2003/0212/P	80 Westbere Road London NW2 3RU	Removal of Additional Condition 02 of planning permission ref PL/9101150, dated 16/11/1992 for change of use of the ground floor as a nursery school, which made the permission for the Day Nursery personal to Ms. A. Coyne.	APPEAL DECIDED	10-05-2003	Refused
2003/0213/P	80 Westbere Road London NW2 3RU	Change of use of the first floor from Class C3 (residential use) to Class D1 (Day Nursery) to be used in conjunction with the ground floor nursery, together with the erection of an external staircase to rear first floor level.	APPEAL DECIDED	10-05-2003	Refused
2003/0704/A	Bus Passenger Shelter Opposite 80 Westbere Road Adjacent to Westcroft Close London NW2 3RU	The display of a double-sided internally illuminated advertisement panel integral to a bus shelter.	FINAL DECISION	27-06-2003	Granted
2012/4648/P	80 Westbere Road London NW2 3RU	Erection of first floor side extension and erection of dormer in rear roof slope together with enlargement of roof all to existing single-family dwellinghouse (Class C3).	WITHDRAWN	07-11-2012	Withdrawn Decision
2012/6828/P	80 Westbere Road London NW2 3RU	Erection of first floor side extension and erection of dormer in rear roof slope and rooflight in side roof slope together with enlargement of roof to existing single-family dwellinghouse (Class C3).	FINAL DECISION	02-01-2013	Granted

7354	80 Westbere Road, Camden	Erection of rear extension to form main lounge at 80 Westbere Road, Camden	FINAL DECISION	07-11-1969	conditional
9101150	View Application Road NW2	Change of use of ground Details in residential to nursery school as shown on drawing no MN/002X as revised on 11.02.92.	FINAL DECISION	18-10-1991	Grant Full or Outline Perm. with Condit.
9502046	80 Westbere Road NW2	Continued use as a nursery school, as shown on drawing no MN/002	FINAL DECISION	10-01-1995	Grant Full Planning Permission (conds)
PW9902581	80 WESTBERE ROAD LONDON NW2 3RU	Certificate of Lawfulness for proposed use of a spiral staircase to a paved garden area adjacent to the Northern flank wall. (Plans submitted)	FINAL DECISION	25-08-1999	Withdrawn Application
PW9902877	80 WESTBERE ROAD LONDON NW2 3RU	Additions and alterations to existing garage building to provide additional accommodation for 8 extra children for the existing nursery school, allowing a total of 26 children. As shown on drawing numbers; 80/WBR/SK/3, 4, 6 & 7 and 80/WPR/PH/3 & 4 (photographs) Transport survey data and covering letter dated 27 April 2000.	FINAL DECISION	02-05-2000	Grant Full Planning Permission (conds)
F2/10/8/6930	80 Weatbere Road, Camden.	Erection of sun-louage and alterations to 80 Wetbere Road, Camden.	FINAL DECISION	31-03-1969	conditional

DESIGN DEVELOPMENT

The proposals have been informed by a process of design development, and the internal alterations and the overall size of the proposed extension have been developed in consultation with Heritage and Conservation Officer Charles Rose.

The proposals have been informed by the comments made by Planning Officer Tania Skelli-Yaoz on our informal pre-application enquiry [email of 19 June 2013], as well as application 2012/6828/P.

USE

The main intent of the proposed alterations to the house is to provide an additional bedroom and bathroom on the first floor of the house and another bedroom and bathroom in the roof, to provide secure bicycle storage on the ground floor level and improve access and enjoyment of the garden.

AMOUNT

The overall floor area of the house is 180m²
[Ground floor: 105m², First floor: 75m²]

The proposed additional floor area is 60 m²
[Ground floor: 5m², First floor: 23m², Loft floor: 32m²]

The volume of the proposed extensions is 80m³
[Ground floor: 10m³, First floor: 57m³, Loft floor: 13m³]

LAYOUT

Ground floor:

The main entrance to the house and the location of rubbish and recycling storage remain as they are currently.

The kitchen is relocated from the rear of the house to the existing side extension towards the garden.

The existing kitchen is converted into a utility room, shower room and storage.

The existing utility and cloakroom is extended slightly to become secure bicycle storage.

First floor:

A new bedroom and en-suite bathroom is added on top of the existing side extension facing the garden.

The existing bathroom is enlarged slightly and divided into a family bathroom and an en-suite shower room accessed from one of the bedrooms.

A new staircase is added for access to the loft.

Loft floor:

A new bedroom and en-suite bathroom is added, with two new dormers providing additional headroom for the stair and views of the garden.

Accessibility:

The current house has certain issues related to its physical accessibility, and because of the nature of the building the access remains unchanged.

APPEARANCE, DESIGN AND SCALE

The design concept for the proposals is focused on enhancing the character of the building while achieving the practical aims described in 'Use,' above.

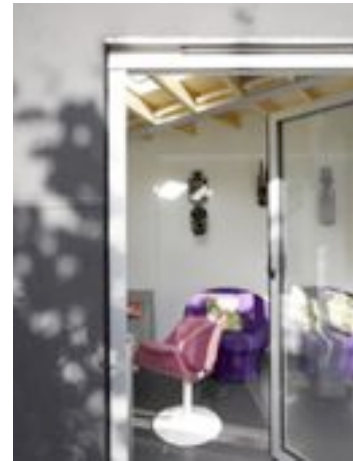
The main body of the house remains largely unaltered – certainly in terms of materials, massing and volume.

The proposed first floor side extension is where the appearance of the building is intentionally changed. The concept of the design and choice of materials for the extension is to distinguish it from the original house. The extension gains a contemporary feel, which reflects its twenty-first century remodelling. Thus the two periods of architectural style are legible as being of different eras. This allows the original house to retain its original visual integrity.

The new external materials to the extension include chocolate brown zinc, and simply framed contemporary windows. A sample of the zinc has been enclosed.



Photograph of zinc cladding



Photograph of contemporary windows

The first floor side extension has been set back from the front elevation to help make it more subordinate to the original building. The set back is seen as a small balcony with decorative metal railings, reflecting on the first floor balconies that are very common in the locality.



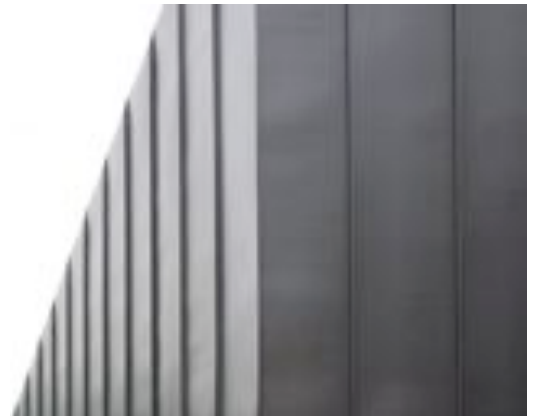


Examples of balconies in the immediate neighbourhood

The dormers have been positioned to the rear and the side to minimise their impact on the streetscape. The dormers are proposed to be clad in chocolate brown zinc. This is to tie in with the materials of the new extension, but also to work with the existing reddish brown roof tiles.



Photo of existing roof



Photograph of zinc cladding

The locality is characterised by intricate roofs with gables, hips and dormers and as such they feel appropriate in this setting.





Examples of dormers in the immediate neighbourhood

LANDSCAPING

The hard and soft landscaping remains mainly unaltered.