

# **DESIGN AND ACCESS STATEMENT**

**CONVERSION, REFURBISHMENT AND EXTENSION TO PROVIDE  
ADDITIONAL GARDEN APARTMENT**

**AT 1 KINGDON ROAD,**

**WEST HAMPSTEAD,**

**LONDON**

**NW6 1PJ**

**On Behalf Of**

**Mary Mannering.**

**Prepared by**

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## **1.0 INTRODUCTION**

- 1.1** This statement is submitted in support of the planning application for the conversion, general refurbishment and extension of the lower ground floor and upper ground floor property at 1 Kingdon Road London NW6 1PJ to provide an additional two bedroom apartment. (Two apartments in total)

## **2.0 SITE AND SURROUNDING AREA**

### **2.1 The Site**

1 Kingdon Road is located as illustrated on the accompanying OS plan.

The existing painted brick faced building comprises a four storey frontage. The ground level is raised to accommodate a lower ground floor. Currently the property has been divided into three dwellings, a maisonette apartment occupying the lower ground and upper ground floors and two single storey apartments occupying the first and second floors respectively.

### **2.2 Site Approach**

Currently the three dwellings are accessed from Kingdom Road.

The main entrance is reached via a stair case at upper ground floor level accessible directly from Kingdom Road.

Parallel to the main stairs, a smaller stair leads down from the street to the Lower ground floor. The lower level of the maisonette apartment can be accessed from this stair.

### **3.0 PROPOSED DEVELOPMENT**

#### **3.1 Existing Use**

Upper Ground: Upper floor of apartment 1 Kingdon Road.

Lower Ground: Lower floor of apartment 1 Kingdon Road.

The two additional apartments on the first and second floors respectively are in the leased ownership of others. (1A & 1B Kingdon Road)

The maisonette apartment is currently vacant and in a state of poor repair.

#### **3.2 Proposed Use**

Upper Ground: 1 x 2 bedroom apartment

Lower Ground: 1 x 2 bedroom apartment

The two existing apartments (1A & 1B Kingdon Road) on the first and second floors respectively are in the leased ownership of others and remain unaltered by the proposals.

#### **3.3 Proposal.**

The proposal is to split the maisonette apartment occupying upper and lower ground floors into two separate apartments.

It will be split on a floor level basis, with the addition of a small two storey extension to the rear to provide additional space for kitchen areas.

#### **3.4 Design and Appearance.**

The design has been carefully considered to provide the best quality residential accommodation within the constraints of the site. The front, street facing elevation will remain unchanged, excepting the renewal of windows, doors and redecoration. It has been noted that there is no uniform street appearance, with the properties adjoining 1 Kingdon Road and along the street having different window and door sizes and frames, and some properties (this included) with painted brick facades. Along the rear, garden facing elevation, various developments along the street mean that window positions, frames and colours are different from property to property. Furthermore, the existing lower ground windows do not currently match the upper floors.

The proposal extends the lower and upper ground floors predominately within the recessed yard area to provide additional space to create a kitchen area, a small

access platform and steps shall replace the existing balcony/steps at upper ground floor level. It shall provide garden access for the upper ground floor apartment and ensure the continuing benefit of private open space usage. This shall not impinge on the neighbouring window views. Size and scale of the access platform shall be consistent with the existing balcony structure.

The window and door fittings will improve the overall appearance of the rear elevation. External materials are to match the existing fabric wherever possible.

The internal design rationale is to create modern apartments that accentuate and compliment the original building.

The proposed layouts have been arranged to maximise natural lighting in key spaces, with only bathrooms lit by artificial means. This strategy, combined with the modern/original material contrasts, will heighten a sense of space and style in the new residential properties.

#### **4.0 ACCESS**

The access to the apartments remains unchanged, with the upper apartment sharing the entrance lobby with the existing apartments on first and second floor levels, accessed by the existing external stairs from the street.

The lower apartment will be accessed via the existing parallel staircase down from the street.

#### **5.0 CONSERVATION**

1 Kingdon Road is not in a conservation area, is not individually listed and has no Tree Protection Orders

The proposals involve the removal of a large horse chestnut tree within the rear garden of the property which is precariously sited on a raised bed in close proximity to the main building. It has grown out of control, is now out of scale and results in excessive overshadowing to 1 Kingdon Road and the neighbouring properties along the North East boundary.

## **6.0 TRANSPORT**

The properties are easily accessible by public transportation

- Multiple bus routes on nearby West End Lane,
- London underground access to the Jubilee line on nearby West End Lane.
- West Hampstead station on the London overground, North London Line and on nearby West End Lane.
- West Hampstead Thameslink station.

Kingdon Road operates a street-parking policy, with residential permit requirements.

## **7.0 REFUSE**

The refuse bins remain unchanged and, in accordance with the street, are located at the front of the house and accessible from the street. Additional recyclable waste bin storage space will be available at the rear garden area for both apartments.

## **8.0 SUSTAINABILITY**

Any new windows / glazed doors shall be double glazed; we have made best endeavours to balance the need to improve the performance of the building whilst maintaining its significance. All newly installed components are to comply with current building regulations. Each new apartment is to be provided with new high efficiency gas condensing boilers. All steps will be taken to ensure that the proposal complies with current building regulations;

F.G Cameron

For GCA Concepts