



DESIGN AND ACCESS STATEMENT

01.12.10

ALTERATIONS AND ADDITIONS TO:

3 GLADYS ROAD
LONDON
NW6 2PU

1005.DA.001

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Location Plan

This document forms the Design and Access Statement in support of a Householder Planning Application for the proposed alteration and extension of 3 Gladys Road.

The document will follow the format set out in the CABI guidance document Design and Access Statements: How to Write, Read and Use Them and will discuss how the proposals are in keeping with Camden Council planning policy.

As advised by Camden Council Planning Department the property is not located in a conservation area. The proposals have therefore been informed by the following relevant policy documents and supplementary planning documents:

National Policy PPS1 - Delivering Sustainable Development - Jan 2005

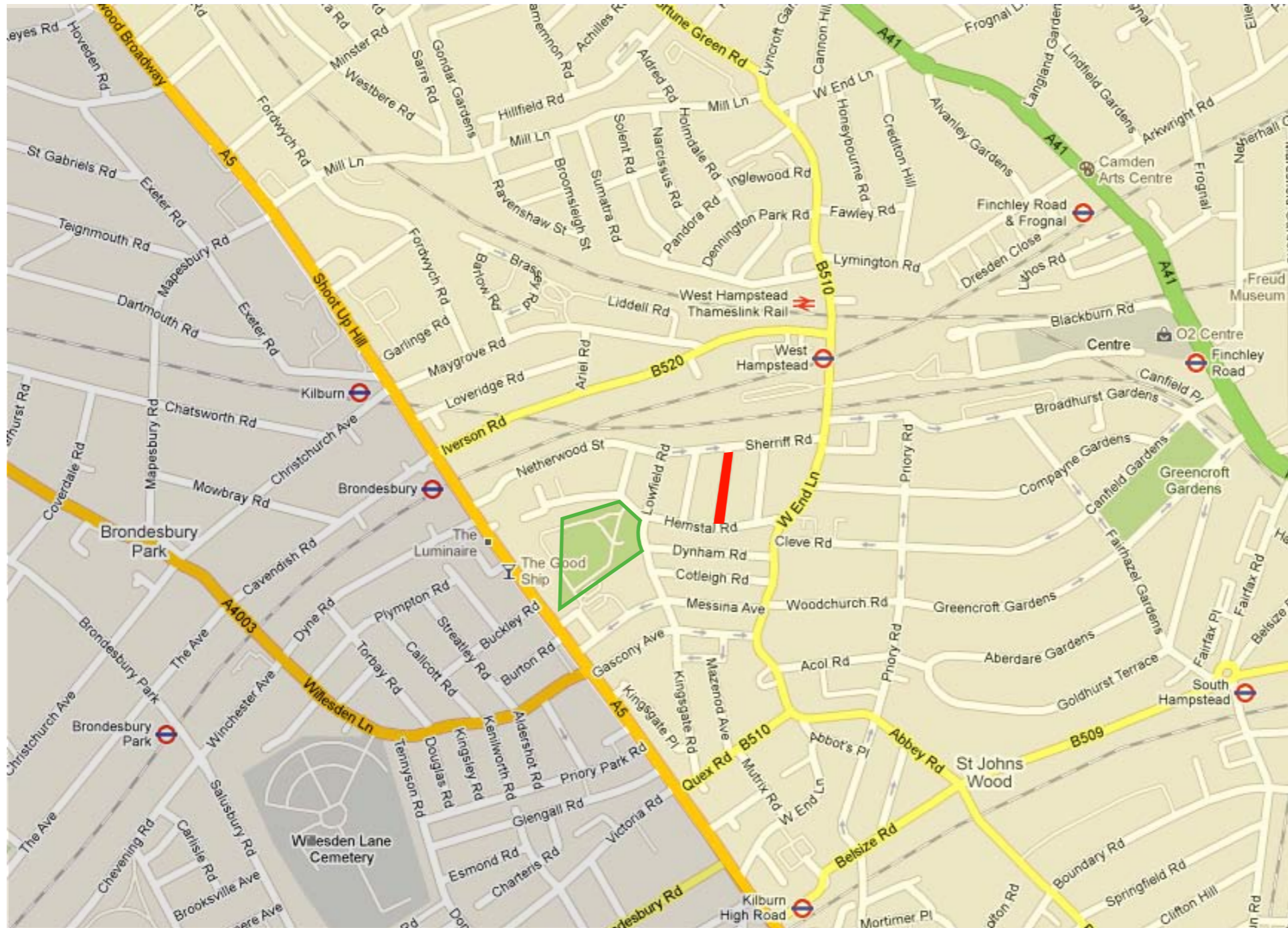
National Policy PPS5 - Planning and the Historic Environment - Mar 2010

Policy B3 - Alterations and Extensions - Camden Replacement Unitary Development Plan - June 2006

Policy SD6 - Amenity for Occupiers and Neighbours - Camden Replacement Unitary Development Plan - June 2006

Camden Green Buildings Guide - Section 3 - Extensions, Loft Conversions and Conservatories

Camden Planning Guidance - 2006 - Extensions, Alterations and Conservatories and Materials and Resources



- London Borough of Camden
- London Borough of Brent
- GLADYS ROAD
- Kilburn Grange Park

2.1 LOCATION

3 Gladys Road is located near the western boundary of the London Borough of Camden close to the border with Brent which follows the A5. The area is well served by public transport with the Underground stations of West Hampstead and Brondesbury and the National Rail station of West Hampstead Thameslink within walking distance. The site is close to the amenities of Kilburn High Road and West Hampstead and only a short distance from Finchley Road and Swiss Cottage.

Gladys Road is a short walk from Kilburn Grange Park which is designated as a Site of Conservation Importance (Local) in The Camden UDP. The combination of excellent transport links, open space and an extensive range of local amenities make this area of North London a very desirable one in which to live.

2.2 CHARACTER / AREA ANALYSIS

The buildings on Gladys Road are exclusively Victorian era terrace houses on western side and a mixture of terrace, semi-detached and 1950-60's infill blocks on the eastern side. The terraced houses are generally 3/4 storeys with large front yards below street level and living accommodation in the roofspace.

3 Gladys Road is a 4 storey terraced house at the southern end of the street. Materially it is typical of the area and is constructed of London stock bricks with red brick detailing at the eaves and window heads, red clay tiles to the roof and dormer and timber windows painted white. The rear of the property is finished in red brick with render to the ground floor elevation of the existing three storey projecting extension.

The rear garden is a full storey below the level of the street and is accessed from the lower ground floor level. There is an existing terrace extending approximately 5m from the rear of the house leading towards a lower garden level at the rear of the site.

2.3 CONSTRAINTS

In formulating a design response to the brief, the following guidance from the Camden Planning Guidance 2006 - Extensions, loft conversions and conservatories has been adhered to:

Rear extensions should be designed to:

- *be subordinate to the building being extended, in terms of location, form, scale proportions and dimensions*
- *respect the original design and proportions of the building, including its architectural period and style*
- *respect existing architectural features, such as projecting bays or decorative balconies*
- *respect the historic pattern and established grain of the surrounding area, including the ratio of built to unbuilt space*
- *make sure it does not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, overshadowing, light pollution/spillage privacy/overlooking, and sense of enclosure*
- *allow for the retention of a reasonable sized garden.*

In addition to this the proposals will respond to and consider the following:

Setting - The properties on Gladys Road are consistent in both layout and appearance, particularly from the street side. The rear of the property provides more scope for alteration but it will be ensured that the design is sympathetic to the setting and in keeping with alterations made to other properties in the area.

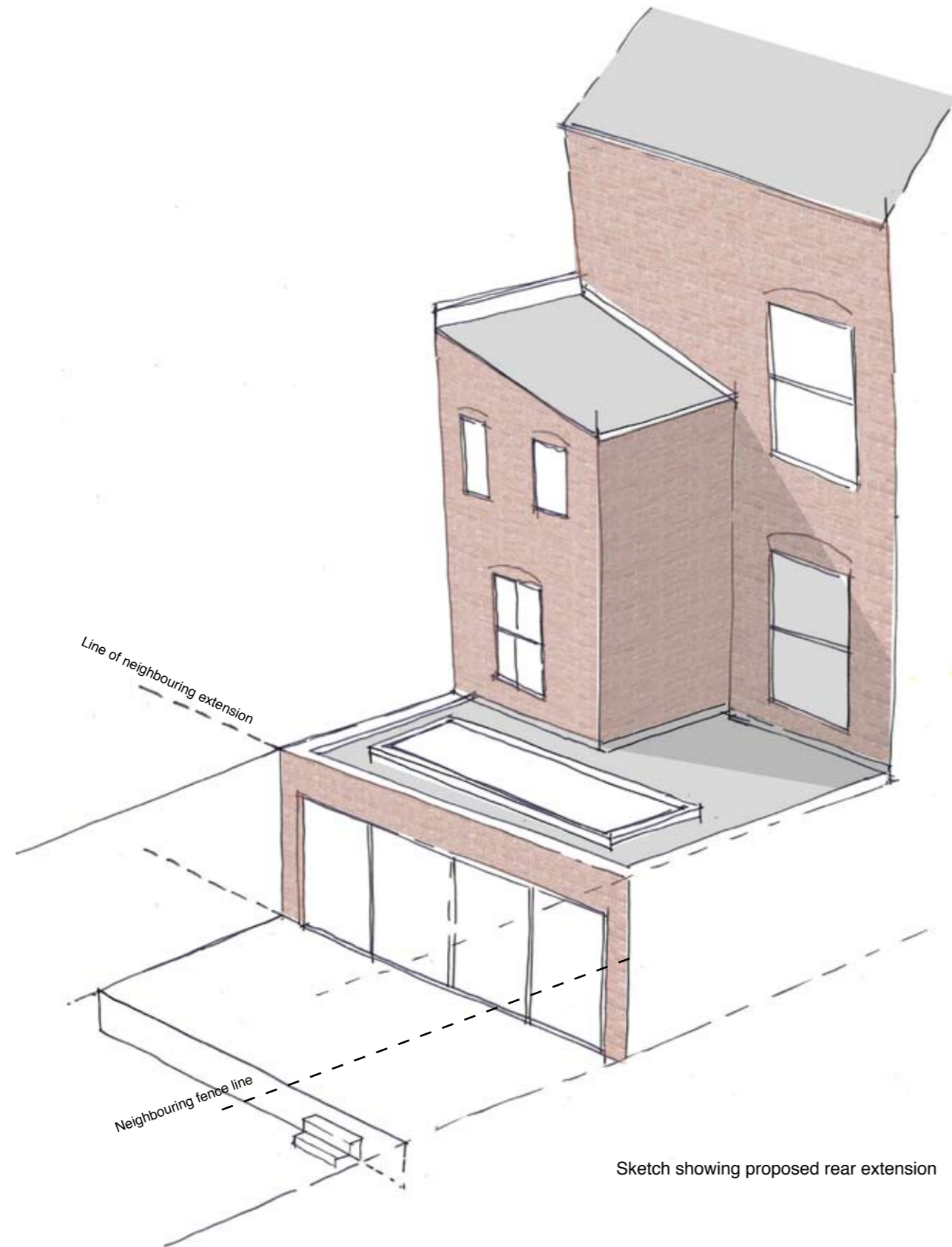
Character - The materials and architectural details that characterise this and the surrounding properties will be respected and the proposals will be in keeping with the existing appearance of the property.

Height - The proposals will be in keeping with the scale of the existing property and will ensure that the amenity of the neighbouring properties is not affected.

Technical constraints - The property does not fall within a flood risk zone as per Environment Agency details.



Gladys Road streetscene - 3 Gladys Road on the left (red front door)



The proposed alterations to 3 Gladys Road consist of a single storey rear extension across the full width of the site at lower ground floor level. Care has been taken to ensure that the extension is designed to remain subordinate to the main house and respect the setting and amenity of the neighbouring properties. Although a modern extension is proposed, the design will ensure that the extension is a seamless addition to the property through the use of materials externally and reconfiguration of the internal layout.

3.1 USE

3 Gladys Road is a private dwelling and will remain so following the proposed alterations.

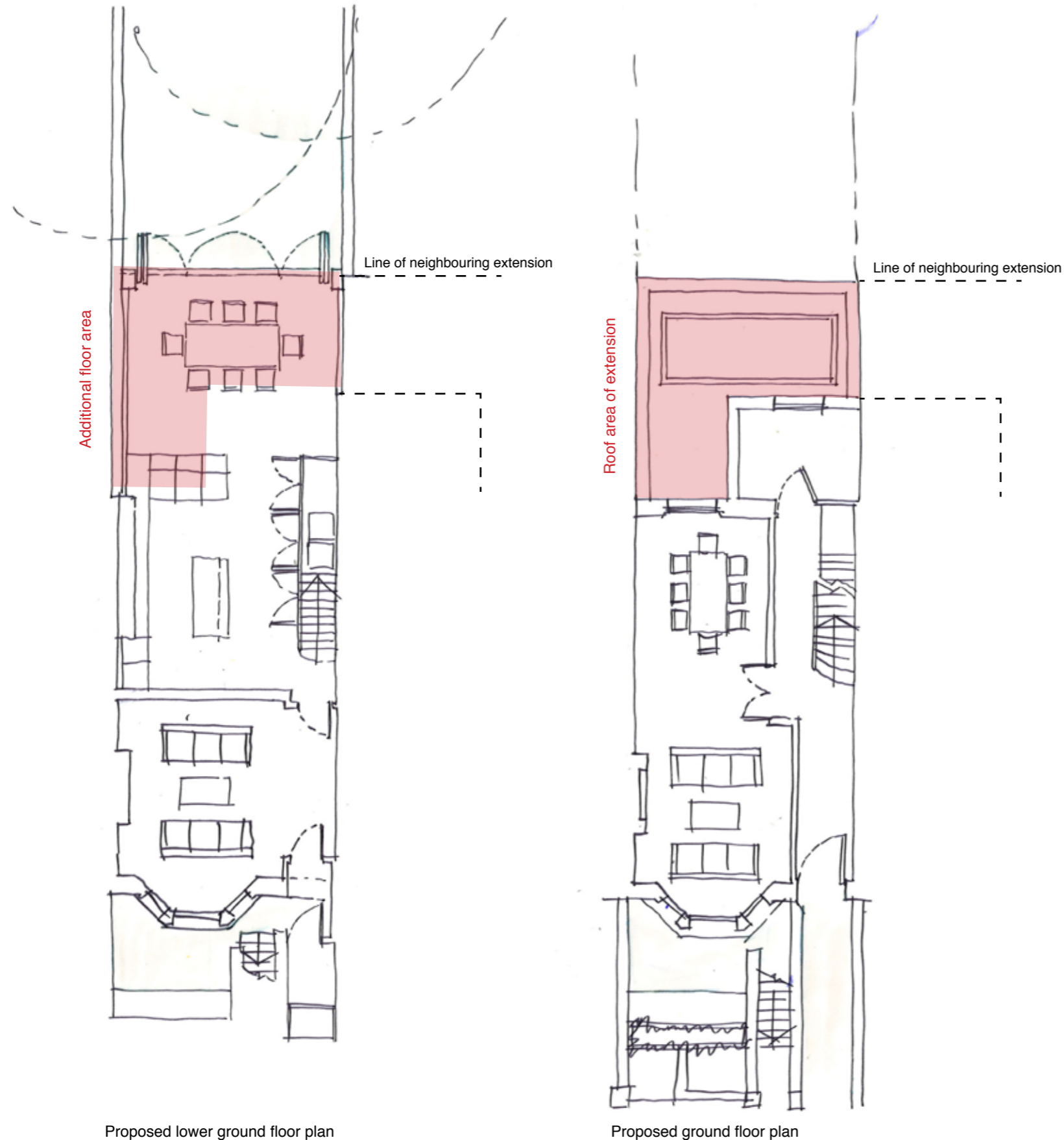
3.2 AMOUNT

The additional floorspace proposed at lower ground floor level is 21m².

The amount of additional floorspace created by the proposed extension is in proportion with the size of the plot and is not considered to represent overdevelopment. When considered in relation to the massing of the three-storey accommodation at the rear of other properties on Gladys Road (ie; nos. 11-33) which extend up to 6m from the main rear building line, the single storey extension proposed here is in keeping with the overall size and bulk of other similar properties. Whilst generally these properties do not have full width accommodation at lower ground floor level, several properties including Nos. 13 and 22 Gladys Rd have been granted planning permission to extend and infill the lower ground floor accommodation across the full width of their respective plots.

The amount of habitable space proposed is in keeping with the needs of a growing family and the proposals will not provide an excess of habitable space beyond that used on a day to day basis by the occupants.

As the additional area proposed is at the lower ground floor level, the impact on the neighbouring properties will be minimised.



3.3 LAYOUT

Extension of the lower ground floor accommodation by 5m from the existing building line (2.7m beyond the existing kitchen) and internal alterations to create a large open plan kitchen/dining space. The proposed extension has flat roof with a large glazed rooflight to allow large amounts of light to penetrate into the internal spaces. Large folding sliding doors are proposed to the rear elevation orientated towards the garden to maximise privacy and integrate the internal and external spaces.

In addition, internal alterations are proposed to improve the arrangement of existing accommodation and to integrate the proposed additional accommodation into the property to give it a holistic feel. This was done by considering the building as a whole and rationalising the layout so that from within it does not feel like it has been extended.

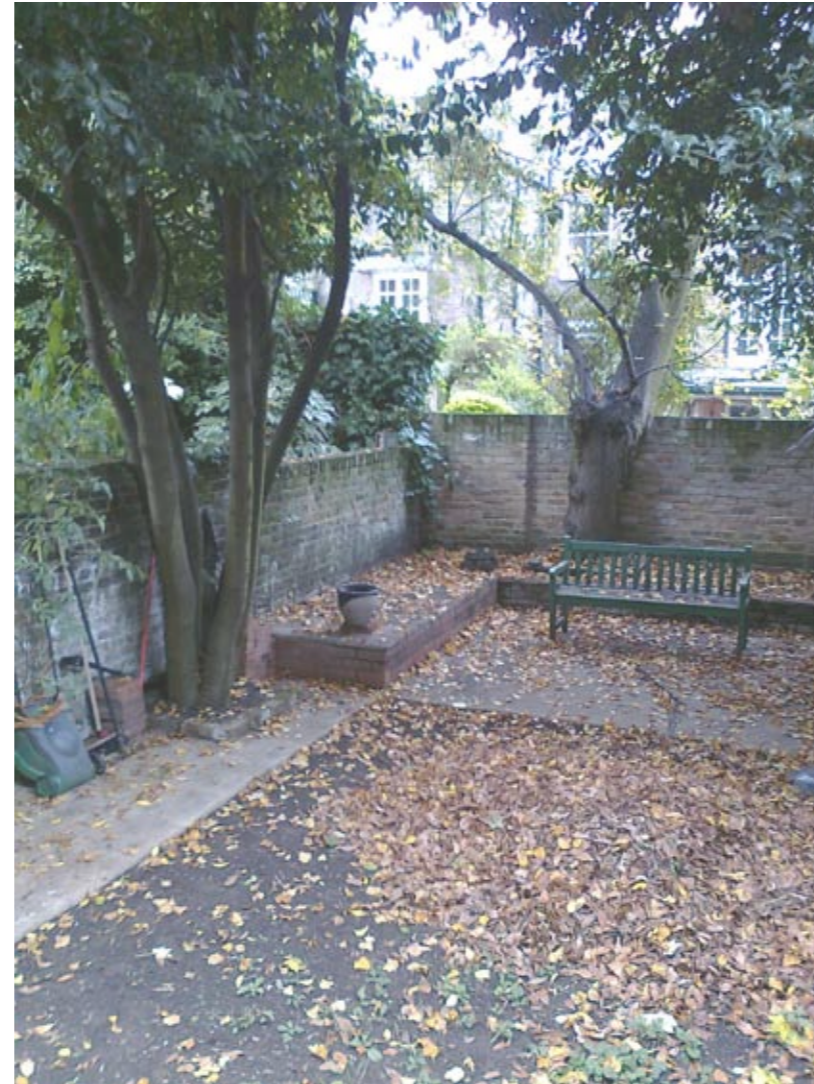
3.4 SCALE

As already discussed, the proposed extension is considered to be in keeping with size and scale of similar works undertaken at other properties on Gladys Road. The proposed extension is designed to line through with the neighbouring rear extension at no. 5 which is built against the party boundary. As the neighbour's extension has no windows to its side elevation there will be no loss of amenity in terms of loss of outlook, privacy/overlooking or loss of sunlight/daylight.

As the proposed extension is single storey and at lower ground floor level it is subservient not only to the main bulk of the house, but also to the existing three storey rear extension. The eaves of the proposed extension have been designed to either align with the eaves of the neighbouring single storey extensions so as not to appear overbearing in relation to the neighbouring property.



Existing rear elevation showing the rear extension of 5 Gladys Road which sets the height the proposed



Existing garden

3.5 LANDSCAPING

No existing trees will be altered or removed as a result of this proposal.

The proposed ground floor extension has a fully glazed folding sliding glass wall orientated towards the garden to provide a link between the interior and exterior spaces and to help integrate the house with the landscape. To help reinforce this relationship, the full width opening will have a level threshold so the link between inside and out appears seamless. The gardens will be landscaped using native shrubs and lawn.

The size of the proposed extension occupies only a small amount of the overall plot and the existing amenity and setting of the plot and existing garden will be respected. The gardens will be landscaped using native shrubs and lawn.

3.6 APPEARANCE

Whilst it is important for the proposed extensions to appear subservient in terms of scale, it is equally important that they are fully integrated in terms of appearance with the existing house and read as part of the original design.

The proposed will be constructed in brickwork to match the existing house to try and give a holistic appearance to the whole property. Care will be taken when designing the roof to consider its appearance from the upper floors of both the main house and the neighbouring properties. The rooflights and rear sliding folding wall will be high quality well detailed modern interventions in keeping with the modern interior finishes.

As the proposed works exclusively affect the rear of the property, the appearance from the street will be unchanged.

ACCESS

Public transport links are excellent with both Brondesbury and West Hampstead train stations within easy walking distance and regular busses run along Kilburn High Road.

Access into the property will not be affected by the proposed alterations. the main entrance from the street will remain as existing.

The proposed remodelling of the internal layout will improve access through and around the plan by rationalising the way the main spaces relate to each other. The ground floor will be largely open-plan allowing for greater ease of movement.

The full width sliding folding wall that links the ground floor extension with the garden will have a level threshold to maximise accessibility.

Emergency access will remain as existing.



No changes will be visible from Gladys Road

CONCLUSIONS

The scope of the works proposed at 3 Gladys Road are in keeping in terms of size, scale and appearance with similar proposals granted permission in the surrounding area and are appropriate to both the existing dwelling and its plot. In addition the proposals make no attempt to extend past the current rear building line set out by the neighbouring property at 5 Gladys Road, merely to match it.

The proposed alterations have closely followed the guidelines issued by London Borough of Camden through their UDP and in their non statutory SPG. Furthermore their overall massing, siting and layout has been designed to minimise the impact on the neighbouring properties in terms of loss of outlook, daylight/sunlight and privacy.

The resultant design makes best use of the existing dwelling and its site, ensuring that the renovated house is suitable for contemporary family living.

The original characteristics of the property will remain intact, and the character and appearance of the property within the street scene will remain materially unchanged.