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DESIGN AND ACCESS STATEMENT FOR A SINGLE STOREY REAR EXTENSION AND REAR DORMER TO THE TWO EXISTING SELF CONTAINED FLATS AT 2 BURRARD ROAD ROAD, LONDON NW6 1DB

1. Introduction

- 1.1 This Design and Access Statement (DAS) accompanies an application for a single storey extension and a rear dormer to the two existing self contained flats at 2 Burrard Road London NW6 1DB as discussed with the Planning Department of The London Borough of Barnet.
This DAS has been written to meet the requirements of Article 4C of the Town and Country Planning (General Development Procedure) Order 1995 (as amended).
- 1.2 As this is a proposal for alterations to existing self contained flats some aspects such as the social and economic context, are of limited applicability.

2. Design Principles and Concepts

2.1 Amount

- 2.1.1 The property was originally an end of terrace Victorian house which has previously been converted into two self contained flats. A single storey rear extension and a rear dormer have recently been added to the building and this application is for the retention of the dormer and the rear extension with a reduction in the width of the rear extension. The site has an area of approximately 0.017 hectares. The width of the building at the front is 4.8metres to a depth of 9.0metres, with a two storey rear addition 3.3metres wide with a depth of 6.7metres. There is a 900mm wide path along the side of the building within the boundaries of the property. The original internal floor area was approximately 135m². The rear extension will be 4.5metres deep and 3.2metres wide such that it will not extend over the full width of the site.

- 2.1.2 The extension will add an additional 12.6m² to the internal floor space.

2.2 Layout

- 2.2.1 There will be no significant changes to the overall layout within the flats.

2.3 Scale

- 2.3.1 The size of the rear extension and dormer will be in keeping with the scale of the existing building and other neighboring buildings.

2.4 Landscaping

- 2.4.1 The rear garden will be landscaped with grass, planting and paving to provide an amenity space for the ground floor flat.

2.5 Appearance

- 2.5.1 There will be no changes to the front elevation
- 2.5.2 The rear extension and dormer will be finished in materials to match existing.

3. Access

3.1 Access to the Transport Network

- 3.1.1 The site is in the West Hampstead area of Camden and is in a good location for pedestrian access to facilities as set out below.
- Convenience shops – 100metres
 - Finchley shopping centre, served by local bus routes – 1000metres
 - Schools – 300 metres
 - Public open space – 500 metres
- 3.1.2 Public transport is well provided for in the locality. There are bus stops on Finchley Road and Fortune Green Road located less than 200 metres from the property with a regular service to Finchley and central London.
- 3.1.3 West Hampstead stations are about 800metres from the property providing a regular service to all parts of London.
- 3.1.4 The location of the site is sustainable and there is also very good provision for cycling and walking that are alternatives to using a car.

3.2 Car Provision

- 3.2.1 Parking on Burrard Road is restricted. Whilst no provision is to be made for off street parking the public transport facilities available in the area should reduce the demand for the requirement of a car.

4. Consultations

- 4.1 The Environment Agency's website has been checked. This shows that the site is not at risk of flooding. No separate consultation was therefore needed.
- 4.2 A meeting was held to discuss the proposals with a Planning Officer and this application is based on the discussions at that meeting.
- 4.3 As this is a private house and not a public building no consultation has been undertaken with any access group.