



16/07/2009

**Project     Flat 1, 2 Kidderpore Avenue  
               London NW3 7SP**

### **Design and Access Statement**

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The proposal is for the regularisation of the current planning consent ref. 2007/5203, dated 10/12/2007.

#### **Design process**

During the course of construction, variations from the approved design were made. These include:

1. Minor alterations to the design of the front door of the flat,
2. Alterations to the fenestration.

It is also proposed to add a new canopy above the new front door to Flat 1, 2 Kidderpore Avenue. This canopy is designed to be consistent with the prevailing style of the house and other houses in the area and was modelled on a period canopy nearby in Kidderpore Gardens (see photo).

The additional pairs of French windows have been installed in the west and east elevations of the house and match the approved French windows to the south east of the house.

The top of the west facing window to the living area is now following the existing opening contrary to the approved window which was level at the top.

The overall window sizes remain roughly the same and there is no issue with overlooking.

The new French windows open onto private space and are not visible from the outside.



Example of wrought iron canopy nearby

For more details please see the annotated drawings as proposed 2KA/P001 –P004, drawings as approved 2KA/A001 – A004 and the Schedule of Differences.

The amount of useable residential floor space will not be changed:  
Existing and Approved: 125 m<sup>2</sup>                      Proposed: 125 m<sup>2</sup>

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Side of property – New French window



Side of property – Retention of existing window height



New entrance door as built

### **Use of the development**

The property will continue to be used for residential occupation.

### **Layout**

The layout of the house and the arrangement on site is not affected by the proposal.

### **Scale**

The scale of the proposed windows and entrance door canopy is designed to suit the scale of the house and the existing windows and doors.

The size of the building will not be affected by the proposal.

### **Appearance**

The new windows are all timber framed as previously approved and match the approved proportions and sizes. The new entrance door is timber framed and painted with a single door and fixed side lights as previously approved, but has changed in style slightly. For more detail please refer to drawing 2KA/P002 and 2KA/A002. The new canopy is carefully designed and proportioned to be consistent with the design of the house and surrounding buildings.

### **Landscaping**

The existing landscaping and the approved fence around the private garden will not be affected by the proposal.

### **Access**

The access to the flat is unchanged to the approved layout.

### **James Lambert Architects Ltd.**

This document should be read in conjunction with the relevant Planning and Conservation Area application drawings:

Building as approved: 2KA A001 – A004

Building as proposed: 2KA P001 –P004

Detailed drawing of canopy and 3-D views

Schedule of Differences.