



Design & Access Statement

Proposed work to

Flat 2, 6 Sarre Road, West Hampstead, London, NW2 3SL

Prepared by Drawing and Planning Ltd

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1.0 Introduction

- 1.1 Drawing and Planning are instructed by Mr Bill Drown in the matter of a planning application for insertion of an additional window to the side elevation of Flat 2, 6 Sarre Road, West Hampstead, London NW2 3SL.
- 1.2 The proposed works consist of providing an obscure glazed window to reception/bedroom area of ground floor studio flat which is part of a converted semi-detached property supporting multiple residential units.
- 1.3 Situated within a residential area, this represents a minor alteration sympathetic to the property's character and appearance, and mindful of the amenities of neighbouring residents.
- 1.4 This Design and Access Statement is submitted in support of an application and pursuant to Article 8 of the Town and Country Planning (Development Management Procedure) (England) Order 2010. This application should be read in conjunction with the submitted application forms, certificates and drawings in line with the planning submission requirements of Camden Council.
- 1.5 It will be shown that the proposed work endorses Central Government Guidance contained within the National Planning Policy Framework (NPPF) as well as the relevant London Plan 2011 policies. Regarding Camden Council, the proposal satisfies the adopted Local Development Framework Core Strategy and Development Policies documents 2010, and Planning Guidance 2011.

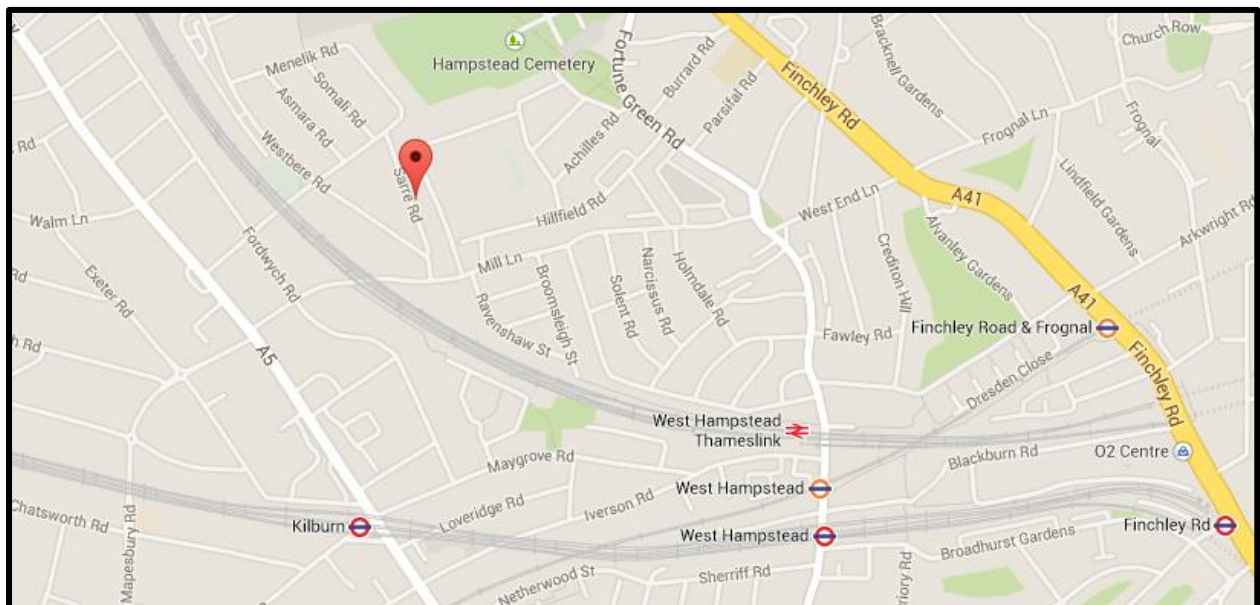


Fig. 1 Map showing the site in situation

2.0 Site and area analysis

- 2.1 Sarre Road is a residential street near the centre of West Hampstead in the London Borough of Camden. The street is characterised by brick-built, semi-detached Victorian /Edwardian dwellings.
- 2.2 There are a variety of civic and commercial facilities nearby along Mill Lane, the nearest neighbourhood shopping street, Shoot up Hill and West End Road, including banks, prime retail outlets, offices, catering establishments and schools as well as open space behind Sarre Road.
- 2.3 Built of brick, the application property is 3 storeys with a flat roof 'mansard' attic storey and elevated from pavement level at the front where there is a lean-to roofed double bay window projection with central front entrance at ground level. The site is accessed via raised stepped access as the site supports a difference in levels from the public footpath. The application site does not form part of a Conservation Area.
- 2.4 The application building is shared between a total of four self-contained dwellings with the subject unit - Flat 2, 6 Sarre Road - being a ground floor studio apartment on the southern pine end. Towards the rear corner there is a small single storey kitchen extension, next to which the window is proposed.
- 2.5 Numerous public transport routes are in very close proximity including West Hampstead Thameslink and Cricklewood railway stations and West Hampstead underground station. Mill Lane is a main bus route running between north-south routes – the A5 Shoot Up Hill and A41 Finchley Road.

Planning history

8905339 Demolition of existing garage and erection of three garages at rear of 6 Sarre Road Gondar Gardens NW2 – Granted with conditions 18/07/1990



Fig.2 Front elevation 6 Sarre Road

3.0 Planning Policy Context

CENTRAL GOVERNMENT GUIDANCE

National Planning Policy Framework (NPPF)

- 3.1 The National Planning Policy Framework (NPPF) document sets out the Government's most up-to date vision for growth with a presumption in favour of sustainability. The Ministerial Foreword states that:

"Sustainable development is about positive growth – making economic, environmental and social progress for this and future generations".

- 3.2 This reflects the three aspects of sustainable development—economic, social and environmental. Economically, demand for development should be met to support growth; socially, development should be considerate and not impact upon others' enjoyment of properties and areas. Environmental issues include the protection of the natural, built and historic environment.

- 3.3 Paragraph 58 states that local planning policies and decisions should aim to ensure developments optimise the potential of sites in order to accommodate development. Paragraph 59 of the NPPF concerns design noting the following:

"Local planning authorities should consider using design codes where they could help deliver high quality outcomes. However, design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout and access of new development in relation to neighbouring buildings and the local area more generally."

- 3.4 Chapter 7 is titled 'Requiring good design' and sets out that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute to making places better for people.

REGIONAL PLANNING POLICY

The London Plan 2011

- 3.5 The London Plan represents the Spatial Development Strategy for Greater London. Policy 7.6B states that buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy and overshadowing.

LOCAL PLANNING POLICY

Local Development Framework Core Strategy Policies—2010

- 3.6 Camden's Local Development Framework Core Strategy and Development Policies documents were adopted in 2010 and provide the main development guidance for the Borough. Policy CS5 'Managing the Impact of Change' applies especially in the below section with regard to amenity:

"...e) making sure that the impact of developments on their occupiers and neighbours is fully considered..."

- 3.7 Policy CS14 'Promoting high quality places and conserving our heritage' seeks among other criteria to consider design and amenity issues as follows:

"The Council will ensure that Camden's places and buildings are attractive, safe and easy to use by:

a) requiring development of the highest standard of design that respects local context and character..."

- 3.8 Policy DP24 'Securing high quality design' has similar aims:

"The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

a) character, setting, context and the form and scale of neighbouring buildings..."

- 3.9 Policy DP26 'Managing the impact of development on occupiers and neighbours' refers particularly to specific amenity issues that may arise in proposals for glazing:

"The Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. The factors we will consider include:

a) Visual privacy and overlooking;

b) Overshadowing and outlook;

c) Sunlight, daylight and artificial light levels..."

Supplementary Planning Documents (SPD) – 2011: Camden Planning Guidance (CPG)
1: Design; CPG 6: Amenity

- 3.10 These documents are also material to planning applications in Camden as they inform appearance and character of developments. CPG1: Design highlights good practice to follow in any alteration of existing housing.
- 3.11 CPG 6: Amenity identifies sensitive areas as regards privacy and advises various design measures to reduce risk of overlooking, including obscure glazing and screening by walls or fencing.

4.0 Design concept

Introduction

- 4.1 This application involves an external alteration with the insertion of a new window serving the bedroom of a ground floor studio flat within a converted semi-detached property.
- 4.2 Although the change affects an elevation directly overlooking an adjacent dwelling, the new window would be obscure glazed facing a substantial brick boundary wall screen and non-habitable rooms.

Access

- 4.3 No implications for access due to no extension or change of use.

Character

- 4.4 There will be little material alteration to character as window sizes are varied in any case on this elevation and the new opening's lintel and brick detailing will match those of the existing.

Use

- 4.5 A new window will enable daylight and ventilation of a reception bedroom.

Amount of Development

- 4.6 Minimal external alteration works affecting the side elevation.

Scale

- 4.7 Due to the minor nature of a new square window some 1-1.5 metre width and height, with an opening fan light at a height of over 1.7 metres from the bedroom floor, there is little additional effect upon residential amenities of neighbouring properties.

Appearance

- 4.8 Brickwork including lintel detailing are in keeping with the building's original Edwardian character.

Landscape

- 4.9 The development retains existing landscape and amenity space.

Community Safety

- 4.10 Extended use of the bedroom offers more potential for natural surveillance.

Environmental Sustainability

- 4.11 Energy efficiency of the flat will be retained through use of double glazing.

Movement

- 4.12 No direct impact but internal use is improved within the flat due to daylight and ventilation given.

Surface water run-off

- 4.13 All surface water run-offs are into existing systems with no additional run-off.



Fig. 3: Existing Side Elevation

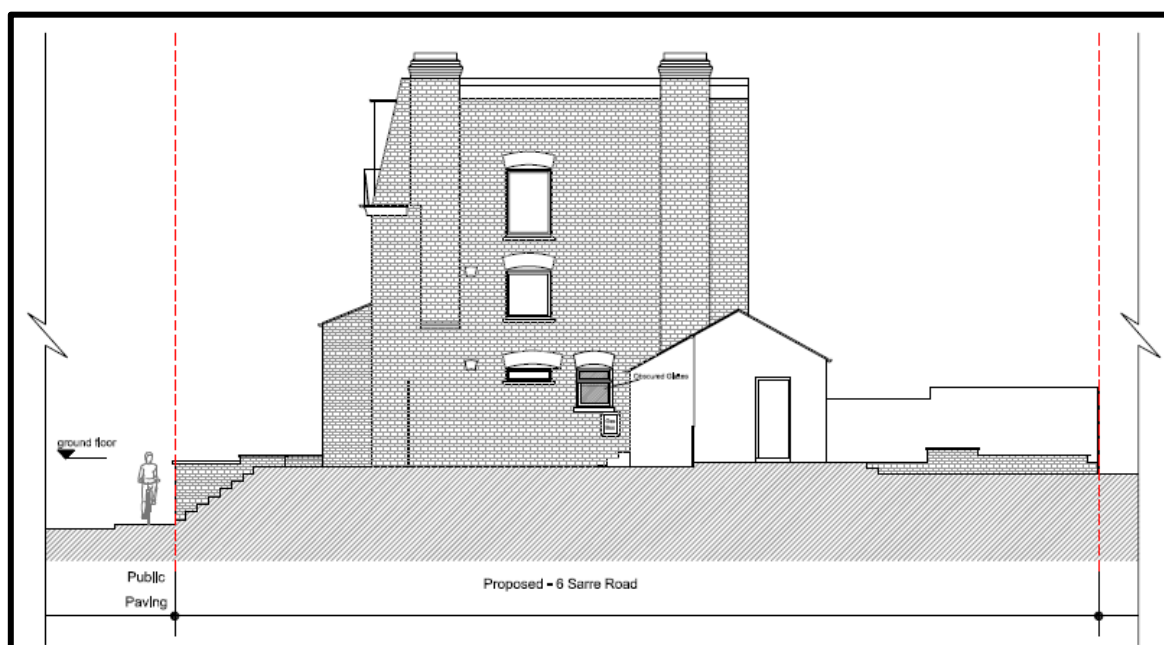


Fig. 3: Proposed Side Elevation



Fig. 4: Photograph showing the Side Elevation of Flat 2, 6 Sarre Road, West Hampstead, London, NW2 3SL

5.0 Conclusion

- 5.1 Within this application, planning consent is sought for a new window opening which maintains the neighbouring property's privacy and amenities (by virtue of obscure glazing), with no adverse impact upon the area's residential character and appearance.
- 5.2 For the reasons outlined within this statement, it is considered that the relevant policies of the adopted Camden Council Local Development Framework are complied with. It is therefore requested that the Council consider the application favourably.