

# Application for Planning

Design and Access Statement

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# 1.0 Introduction

18 Kindon Road , Ground Floor Flat is a maisonette over Lower Ground and Ground Floor, there is one other flat in the building above.

The current flat is in need of minor renovation and modernisation, the existing lower ground floor windows are in need of replacement both from a maintainance and a sustainability and energy efficiency point of view.

This application is made for the replacement of lower ground floor window at the front of the property and changes to the glazing also at the rear to allow for minor internal layout changes.





# 1.1 Location

The site is situated in Kingdon Road, West Hampstead, a short walk from West Hampstead Overground train services and the underground station.



# 1.2 Planning

The proposal is for minor external alterations to the window openings to allow changes to the internal layout.

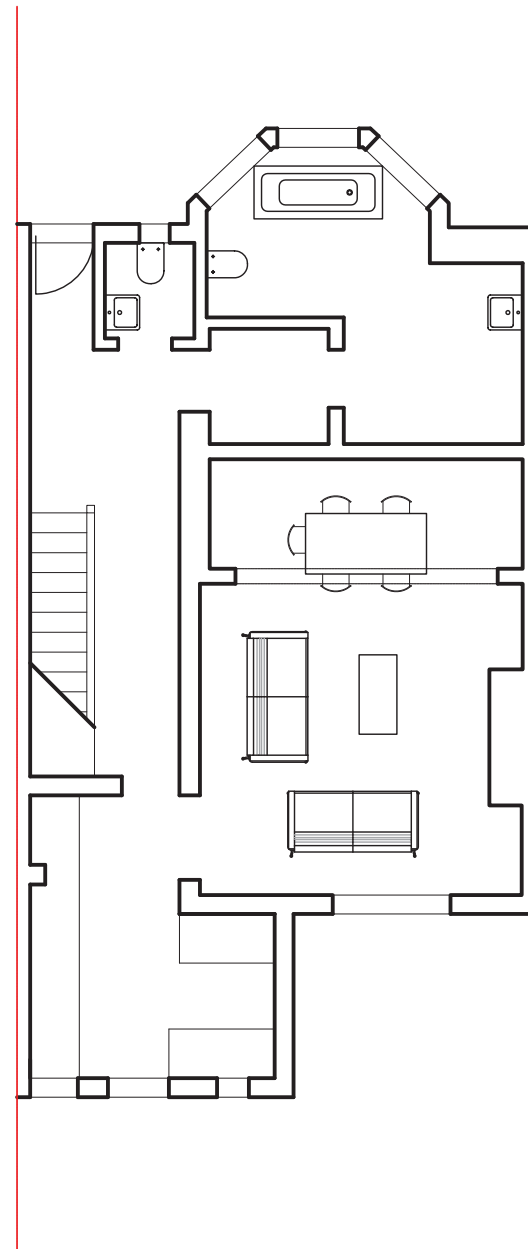
To the front, the larger windows at lower ground floor will better match those of neighbouring properties while allowing the bathroom as existing to be moved and the living room to be relocated to the front of the property.

To the rear, the kitchen layout is being modified and as such the window arrangement is being revised, with the requirement for external access removed as access to the garden will be through the new proposed bifolding doors.

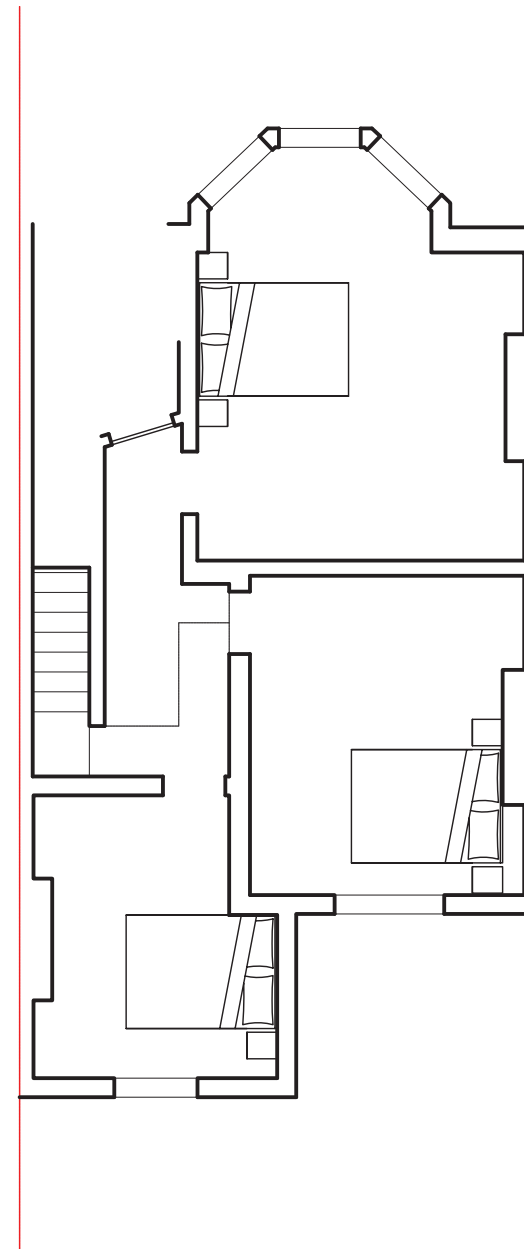
Both components of this proposal will enhance the property, improving the facade and increasing daylight to the lower ground floor area.



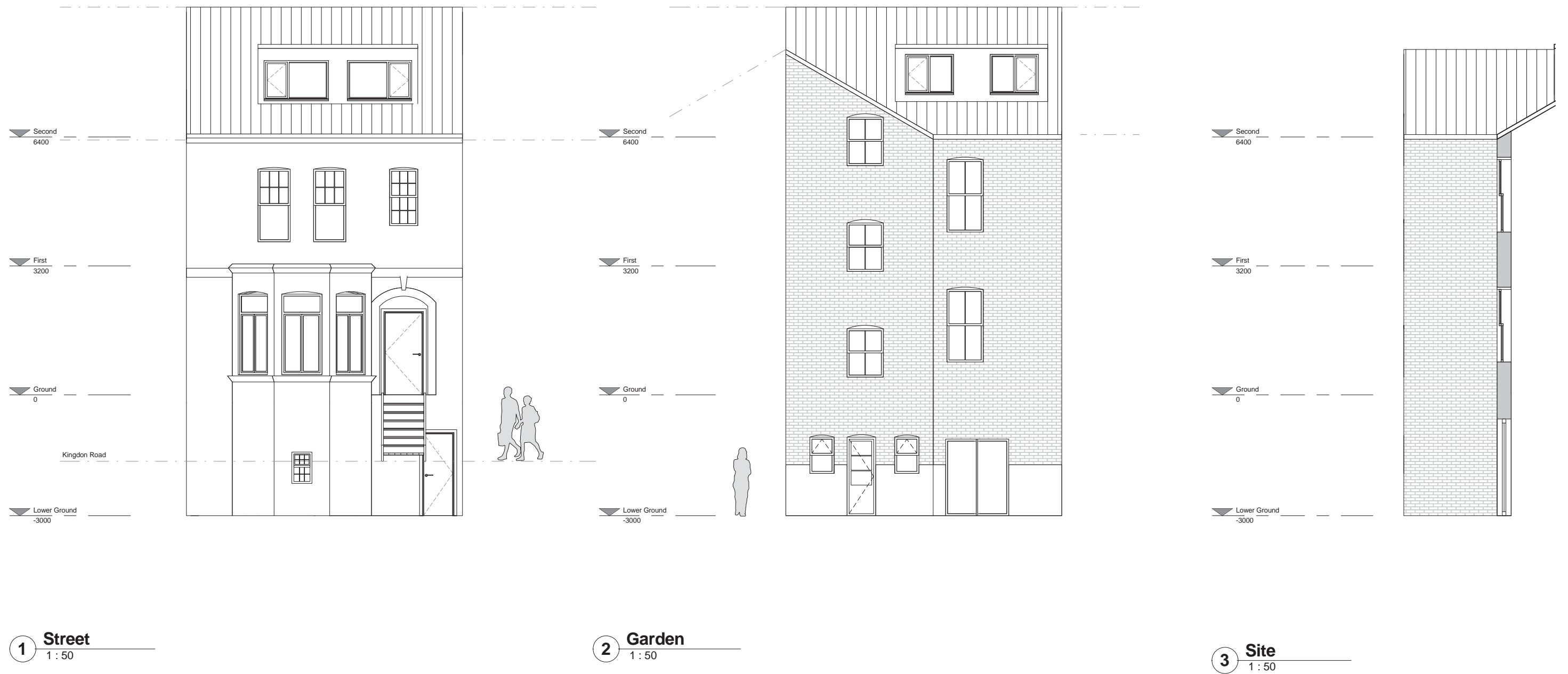
The existing kitchen requires modernisation to suit a large 2 storey flat in this building.



Existing Lower Ground Floor Plan

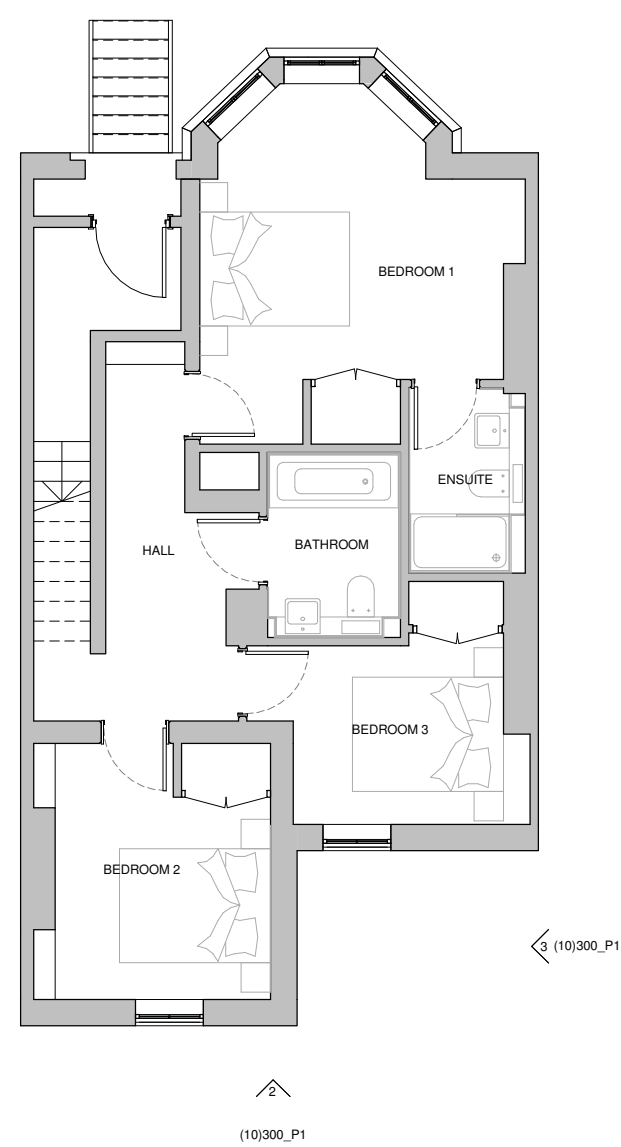


Existing Upper Ground Floor Plan

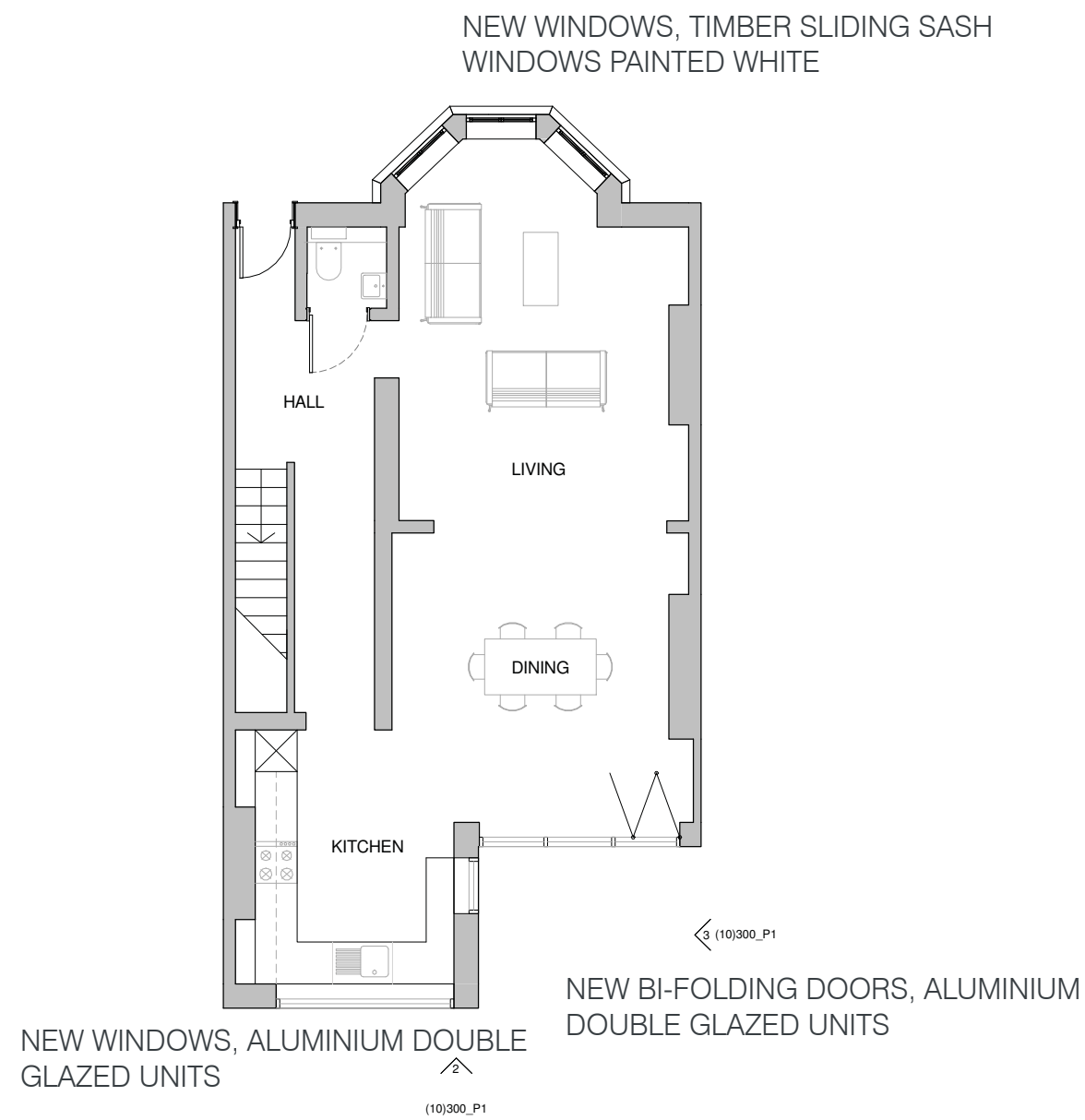


# 2.0 Design

## 2.1 LAYOUT



Ground Floor



Lower Ground Floor

Proposed Plans

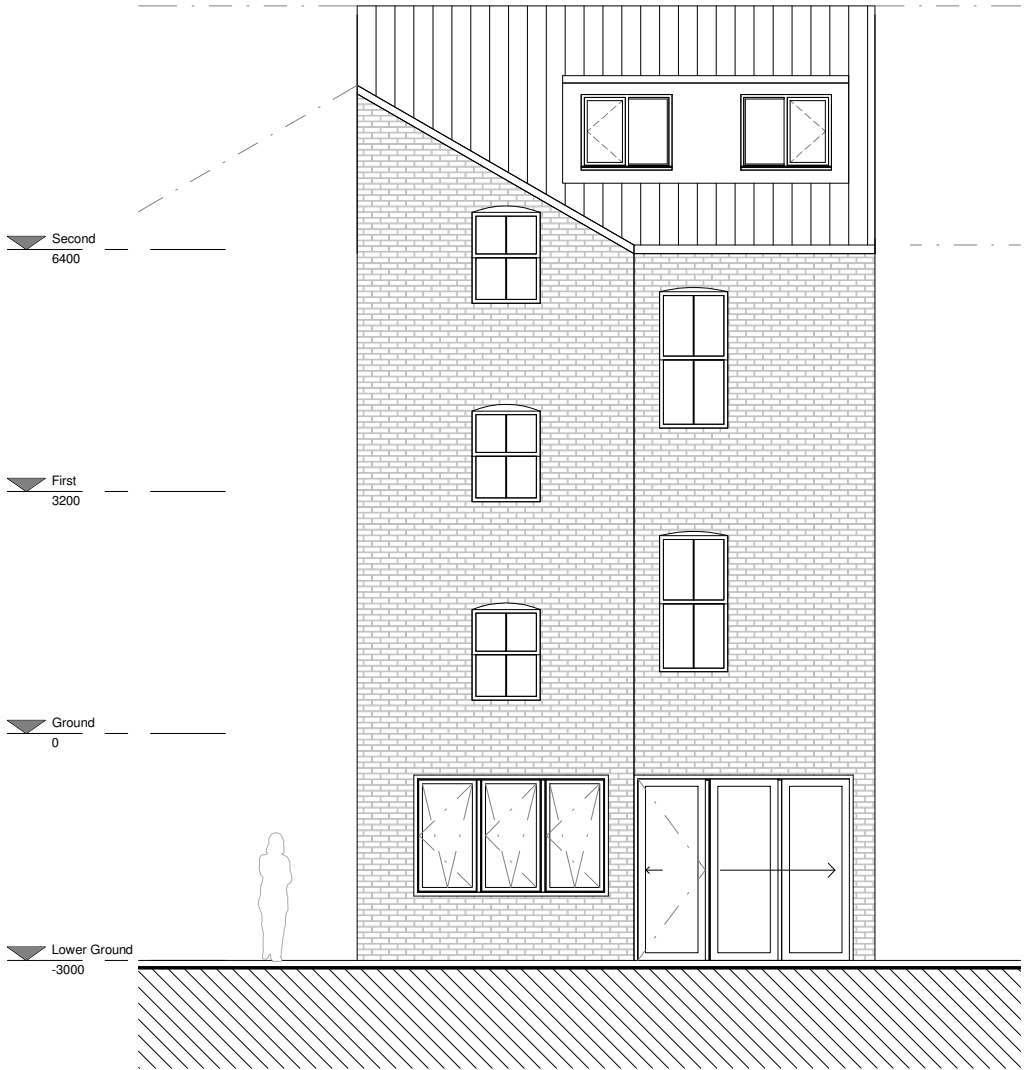
# 2.0 Design

## 2.2 SCALE AND PRECEDENTS

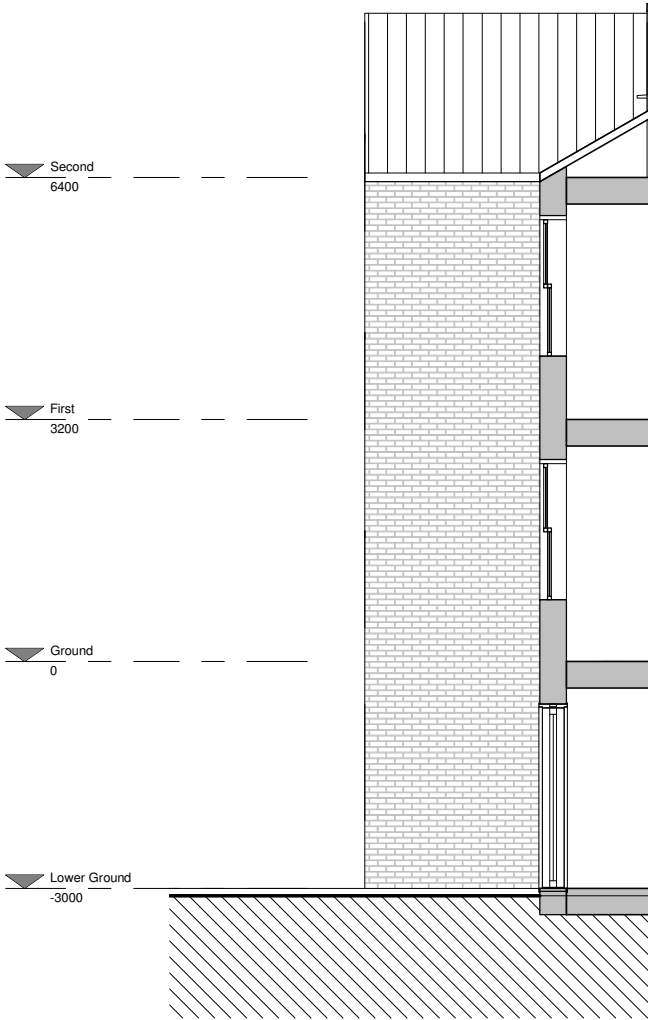
The Elevations show that the proposed new window openings are in keeping with the local context to the front and rather minimal changes to the rear, making the rear facade a little neater and more rational.



1 Street  
1 : 50



2 Garden  
1 : 50



3 Side  
1 : 50

Proposed Elevations



# 2.0 Design

## 2.2 SCALE AND PRECEDENTS



These Photographs shows the adjacent properties on Kingdon Road

# 2.0 Design

## 2.5 Landscape/ Amenity

The landscaping remains as existing, the private rear garden provides the amenity for the flat.

# 3.0 Access

### Sustainable Access

The building is located in an urban context with on-street parking and has good public transport links, therefore the development doesn't require any further parking allowance.

### Emergency Access

Fire brigade access to the building is directly off the street.

### Disabled Access and circulation.

The scheme has limitations in disabled access due to the existing step at the front door which will remain untouched and the existing stairs internally to the floors.

# 4.0 Conclusion

The changes to the windows will improve and enhance the appearance of the building and the minor layout changes will improve the quality of the living spaces and provide a sustainable family home.