

**AMENDED
PLANNING DESIGN AND ACCESS STATEMENT**
With
HERITAGE STATEMENT

IN SUPPORT OF THE PROPOSAL

for a

REAR SINGLE STOREY EXTENSION
and
INTERNAL ALTERATIONS

at

14A CARLINGFORD ROAD
LONDON
NW3 1RX

MARCH 2015

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SITE CONTEXT

The site is in The London Borough of Camden to the North of Hampstead High Street and South of Hampstead Heath. The area is mostly multi-storey terraced residential development dating back to the Victorian era with many properties sub-divided into apartments and flats.

The site is located within the Hampstead Conservation Area

As will be explained below, the site has a sustainable location with access to local facilities and good transport connections.

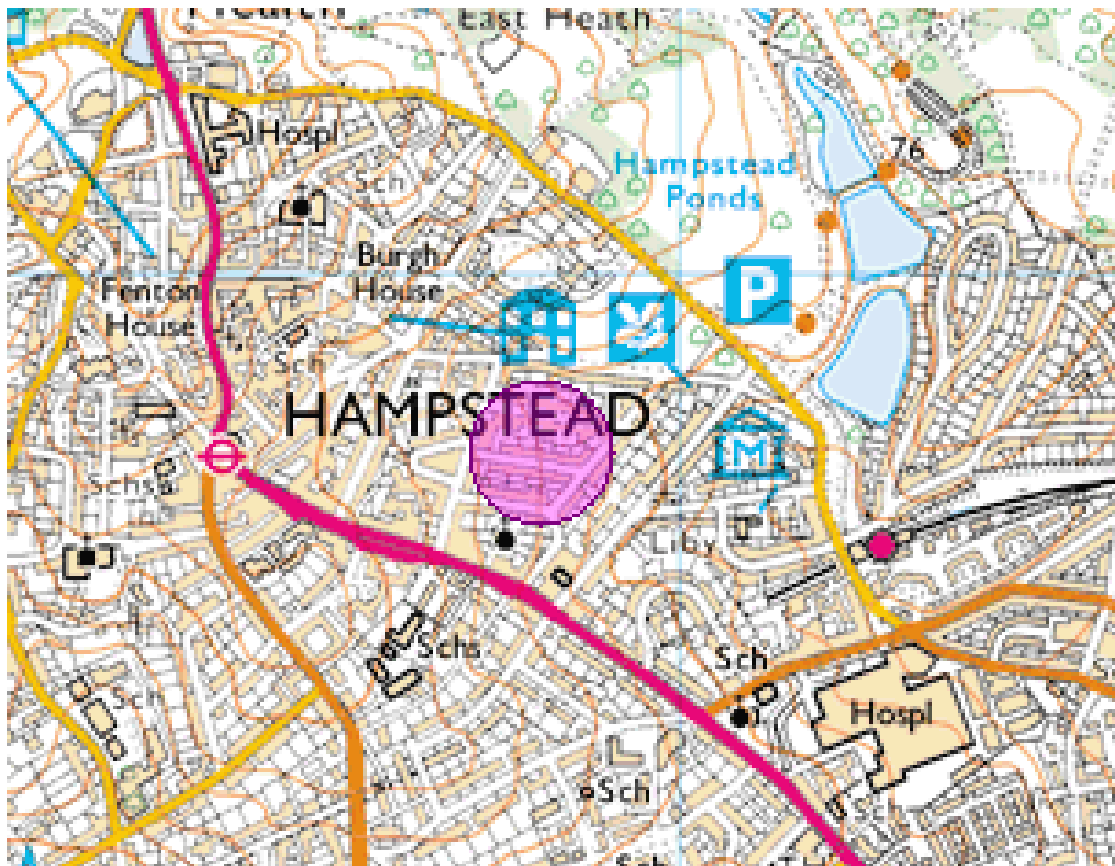


Photo 1: Location plan (Ordnance Survey)

TRANSPORT CONNECTIONS

Local service bus stops are located within 1 minute walk from the site on Hampstead High Street. Hampstead Underground Station is a five minute walk away providing good connections throughout London and to its mainline train stations.

PLANNING HISTORY

Permission was first granted in August 1959 to allow the property to be sub-divide into three self-contained flats.

Permission was granted in December 2001 for the installation of a rear fire escape staircase.

Permission was refused in October 2012 – 2102/4341/P – for Dormer Windows, Removal of Balcony and Re-instatement of a blocked window.

Permission granted in September 2013 – 2013-4420-P – for a single storey rear extension and internal alterations

HERITAGE STATEMENT

The site is situated within the Hampstead Conservation Area and the proposals have been considered in respect of this location.

There are no amendments to the street elevation that have any impact whatsoever on the heritage of the area.

The scale and design of the Rear Lower Ground Floor Extension has already been approved and enhances the rear aspect.

SITE PROPERTIES

The site is situated on the North side of Carlingford Road and represents and four storey terraced property that has already been converted into three flats. Carlingford Road itself slopes up from East to West and is entirely made up of terraced residential developments.



Photo 2: Block plan (Googlemaps)

The site is rectangular in shape with a site area of 150 Sq. Mtrs. The street frontage length is 6.3 metres and the maximum depth is 24 metres.

AMOUNT OF DEVELOPMENT

This proposal has been developed in accordance with the client's updated brief that uses the previously approved Lower Ground Floor rear extension but amends the previous internal layout to provide two flats.

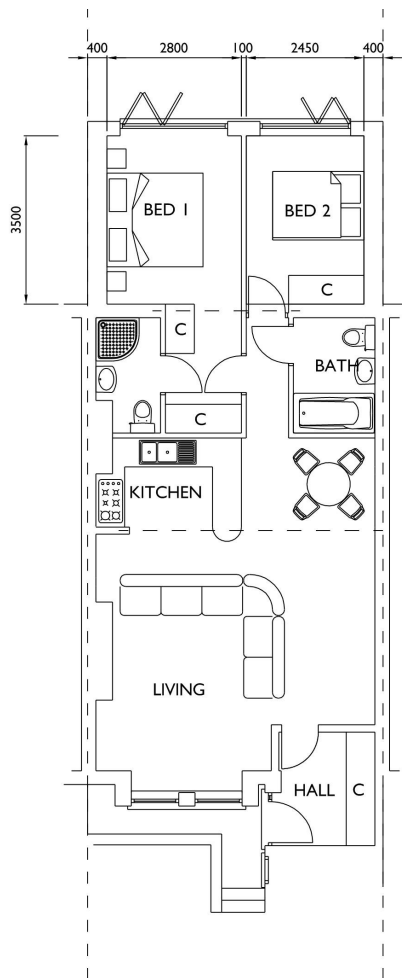
LOWER GROUND FLOOR –

This proposed flat is a two bedroomed four person flat with a gross internal area of 77.9 sq.mtrs. and this area exceeds the space standards requirement of 75qs.mtrs. The room spaces are all more than adequate and provide a good standard of space. There is access to the rear terrace from both bedrooms. The other internal changes and the re-location of the main entrance doors to the Lower Ground Floor Level have no material impact and do not affect the other flats, 14B and 14C, contained in the building and have already been approved.

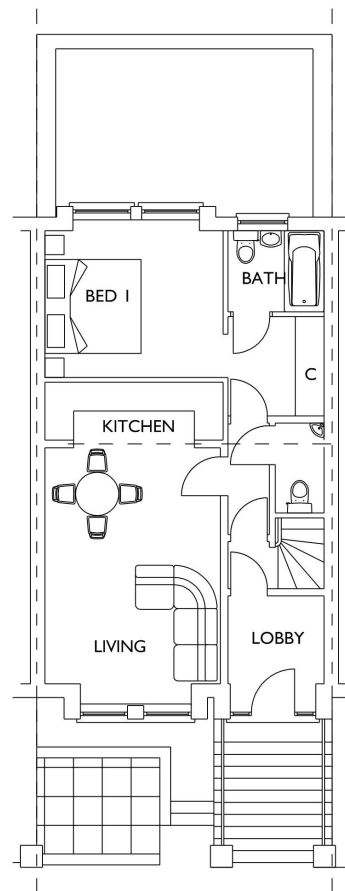
UPPER GROUND FLOOR –

This flat is a one bedroomed two person flat with a gross internal area of 49.1sq.mtrs. and this area is marginally less than the space standards requirement of 50qs.mtrs. The additional space required could easily be achieved with a small extension to the rear projecting window. However this approach has not been adopted out of respect for the conservation area.

The circulation space within the flat is minimal and therefore the actual room spaces are all more than adequate and provide a good standard of space.



LOWER GROUND FLOOR
Gross Internal Area = 77.9 sq.mtrs



UPPER GROUND FLOOR
Gross Internal Area = 49.1 sq.mtrs

LAYOUT AND SCALE

Consideration has been given to prepare a proposal that has no demonstrable harm on the amenities of the any neighbouring properties. The proposed extension is small and has already been approved.

LANDSCAPING

The proposed rear development being at Lower Ground Floor Level requires the existing retaining walls to be extended and form a small courtyard to provide external amenity to the property. An area of raised soft landscape is retained against the rear boundary to provide an element of soft and green landscape.

ACCESS

The vehicular and pedestrian access will remain from Carlingford Road and will not be affected by these proposals.

CONSTRUCTION

The site clearance will be planned in advance to ensure that there will be minimal disturbance of the neighbouring properties, that the noise and dust are reduced to minimum. The construction working hours will be limited as stated by the Environmental Health Department. This is to minimize the impact on the neighbourhood. Materials will be delivered to site not too far in advance to ensure that designated storage areas on the site will be sufficient for the material quantities.

CONCLUSION

The proposal has no adverse impact on the amenities or Heritage of the area or the existing house and will be executed to match and respect the scale of the existing. The proposal is entirely internal using the previously approved rear extension and therefore I request that the proposal receives a favourable decision.