

DESIGN & ACCESS STATEMENT

FLAT 3, 25-27 ADELAIDE ROAD, CAMDEN,
LONDON, NW3 3QB

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1.00 INTRODUCTION

- 1.01 This Design and Access Statement is to be read in conjunction with the Full Planning Application submitted to the London Borough of Camden for the erection of a single storey rear extension at lower ground level to the property known as 25-27 Adelaide Road, London, NW3 3QB.
- 1.02 The proposal is for a single storey, lower ground, rear extension. The adjoining property which belongs to the same address was granted planning application for a single storey rear extension to a basement flat (application no. 2011/6178/P), and we have used this as a reference for design to aid our proposal.
- 1.03 In addition to the neighbouring application and prior to the initial concept sketches/plans being created we have taken into consideration the other surrounding properties, their rhythm and design as well as previous planning applications made by applicants within the nearby surroundings. Although it is clearly understood that Camden Council deals with each Planning Application on its own merit it was considered beneficial for the initial concept design.
- 1.04 Camden Council's, Local Plan and associated national policies were all researched prior to and during the creation of this statement.

2.00 DESIGN

USE

- 2.01 The site 25-27 Adelaide Road is a mid-terrace property, situated on the south-side of the street. Originally these dwellings were both part of two separate semi-detached villa style properties, and a later addition an infill was constructed to link numbers No. 25 and No. 27. Many houses along the street have been sub- divided to accommodate flats much like 25-27 Adelaide Road. It is also noted that a number of properties in the locality have been granted approval for similar single storey rear extensions namely numbers: 29 and the aforementioned basement flat to 25- 27 Adelaide Road.
- 2.02 Flat 3 occupies two stories and the accommodation comprises of a master bedroom, study and WC on the ground floor and the lower ground floor comprises of a sitting room, dining room, kitchen and shower room. These 2no floors contribute towards a 4no storey building.
- 2.03 The extension will accommodate a good sized kitchen to the lower ground floor and enables minor remodelling to the current duplex flat to facilitate the inclusion of 2 further bedrooms to the ground floor, additionally, a playroom and study will be introduced in place of the current dining room and kitchen, respectively. The newly proposed kitchen/ diner will look out onto the garden and patio area through then newly proposed glass double leaf doors and timber casement windows either side of the doors. A new stair case will also be constructed to maximise the floor space on both levels.

AMOUNT

- 2.04 The application proposes a single storey rear extension approximately 5.65m in depth to

- 2.0 match a neighbouring extension close by. The extension will abut the boundary walls either side of the dwelling whilst remaining inset from the boundary line as indicated on drawing 006. The extension will be white painted rendered blockwork, with a flat roof and parapet wall finished with stone copings, this is an attempt to keep the design traditional and in keeping with the surrounding properties. 2no sand blasted privacy glass skylights are proposed to bring light into the kitchen/dining area whilst the inclusion of privacy glass will prevent overlooking. The proposal will leave a rear garden of 14.4m long x 6.1m wide.
- 2.05 The extension will accommodate a good sized kitchen to the lower ground floor and enables minor remodelling to the current duplex flat to facilitate the inclusion of 2 further bedrooms to the ground floor, additionally, a playroom and study will be introduced in place of the current dining room and kitchen, respectively. The newly proposed kitchen/diner will look out onto the garden and patio area through then newly proposed glass double leaf doors and timber casement windows either side of the doors. A new stair case will also be constructed to maximise the floor space on both levels.
- 2.06 In order to further facilitate the necessity of reducing the visual impact, it is also proposed to excavate down leaving the finished for level 461mm below the current floor finish. This will create a less imposing view from the exterior and show consideration to the surrounding properties. The proposed extension follows the pattern of 2no of the surrounding properties in terms of its design and local rhythm of rear extensions.

SCALE

- 2.07 The addition of this extension will increase the lower ground floor GIA by 29m² From 55.7 m² to 83.4m². This will provide the entire dwelling with an area of 140.4m² as opposed to the previous 111.4m².

APPEARANCE

- 2.08 Consideration has been given to the ground level flats either side of Flat 3, 25 Adelaide Road. As overshadowing can be a problem we have kept to the 45° rule that has been stipulated in the BRE Site Layout Planning for Daylight and Sunlight Publication. It suggests that a 45° line should be drawn from the highest point of the extension wall closest to the said flat (in this case the top of the parapet wall) and if the line should pass through the centre point of any window or 1600mm from ground floor level of a door, it is said that the light will be restricted to an unacceptable level. As can be seen by the 45° lines drawn on drawing 007 it is lower than the 1600mm point of either door and therefore it is envisaged the extension will not present an overshadowing problem. Furthermore, the south facing gardens means any minimal overshadowing that may be caused would be restricted to short periods in the morning and late afternoons.
- 2.09 The extension will be white painted rendered blockwork, with a flat roof and parapet wall finished with stone copings, this is an attempt to keep the design traditional and in keeping with the surrounding properties. 2no sand blasted privacy glass skylights are proposed to bring light into the kitchen/dining area whilst the inclusion of privacy glass will prevent overlooking. The proposal will leave a rear garden of 14.4m long x 6.1m wide.

- 2.10 Aside from the roof light (which will be sand-blasted obscure glass) all fenestration will be located on the rear wall of the extension, no windows are proposed to either flank wall. This will further contribute to the prevention of overlooking and additionally aid the reduction of any privacy or noise issues.
- 2.11 Currently the site boundary walls are 2m high solid brick walls with the West facing flank wall having trellis atop, this creates an overall height of 2.4m. The height of the extension from the neighbours' ground floor level is 2.8m. However, the entire garden and adjacent gardens are surrounded by mature trees and bushes. These will reduce the visual impact of the proposed extension from ground level.

LANDSCAPING

- 2.12 The Rear of the property opens out onto a hard landscaped garden. The layout will be altered to provide a patio area.

ACCESS

- 2.13 The property is located within a 3 minute walk from Chalk Farm underground station.
- 2.14 There is on-street permit holder parking to the front of the property. There is no private parking to the property.
- 2.15 The property is situated in an area with good public transport links and there are several bus routes to the town centre.
- 2.16 The proposed works will not alter the accessibility of the current flats for any of the occupiers.

