

Planning Design and Access Statement

Relating to 2 Brookfield Park, London NW5 1ER

DESIGN

The Design Process

The application building is a two story (plus attic) detached property on the North East side of Brookfield Park, it dates back from the 1950s and is of comparable height and bulk in architectural designs of adjoining properties on Brookfield Park.

The application relates to converting the existing property currently operating as a surgery into two self-contained flats.

The external appearance of the property is not being altered apart from the creation of a ground floor porch and the addition of the side window.

PLANNING STATEMENT

Planning considerations

- Principle of development.
- Quality of accommodation.
- Amenity
- Transport
- trees and landscaping
- sustainability.

The London plan, policy 3.5 states that housing development should be of the highest quality internally, externally and in relation to its context. The proposed development would meet these criteria.

The NPPF states that good design is a key aspect of sustainable development is indivisible from good planning and should contribute positively to making places better for people.

We are mindful in the application that a doctors surgery will be lost however alternative arrangements have been made with another surgery at the junction of Chester Road and Balfour Street which is within easy walking distance which complies with policy DP 15.

This development falls well below the threshold for triggering affordable housing in accordance with policy DP 10..

Quality of accommodation

The new proposed property will provide a high standard of accommodation with bedrooms at least 14 m² in compliance with residential development standards set out in Camden's planning guidance and the London plan standards. The house would benefit from good natural daylight and sunlight and have ample external amenity space.

The new property will comply with DP 6 to meet lifetime home standards and will comply with all relevant criteria.

Daylight and sunlight

The building will be unaltered externally so there will be no material loss of daylight sunlight to neighbouring properties.

The existing boundaries will be maintained.

Cycle storage will be provided in accordance with CPG standards

Use

The existing property currently a doctors surgery (D1 use)

Layout

The new property will be residential on basement, ground first floor and what area.

Scale

The footprint of the building is unaltered apart from a small side porch.

Appearance

The appearance of the building is unaltered apart from a small side porch and an additional side window.

Landscaping

Landscaping is unaltered

ACCESS

not applicable

Vehicular and Transport Links.

Not applicable

Road Layout

Not applicable

Inclusive Access

Not applicable