



## Design & Access Statement

44 Westbere Road  
NW2 3RU

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## 1.0 INTRODUCTION

This statement is in support of the Planning Application regarding 44 Westbere Road, London.

The proposal is for the redevelopment of an existing double fronted two storey building, which is currently arranged as a detached family house. The current building is in need of modernisation, which has been started in previous applications. The new proposal follows Certificate of Lawfulness Applications to build a new ground floor rear extension and two side dormer windows and a roof extension. This refurbishment is intended to create four self contained; one, two and three bed flats.

## 2.0 EXISTING SITE

The site is located close to the junction with Minster Road. The area predominantly consists of traditional detached residential buildings of 2 storeys in height with pitched roofs. There is a small front paved garden area set off from the road and a bus stop in close proximity to the property, with services towards Kilburn, Cricklewood and West Hampstead Stations. The existing building is of traditional brick construction painted white with a pitched roof and is currently arranged as a large single dwelling. There is a narrow passageway to the left hand side of the property which leads to a garden area. West of the property is a matching property of similar size and architecture. To the East of the property is a garden belonging to the 3 storey property located at the junction of Westbere Road and Minster Road. North of the property is the garden of a detached 2 storey house situated along Asmara Road and South, across Westbere Road is a small wooded area.

The building is not in or near a conservation area and is also not listed.





3.0 SITE PHOTOGRAPHS



Street view of 44 Westbere Road



View from opposite side of street of 44 Westbere and neighbouring properties

#### 4.0 PROPOSAL

The proposed development comprises of a significant upgrade internally and a conversion of the property, providing additional residential units. The location of the staircase is to be altered to suit the new layout. Some minor changes to windows are proposed including new sliding folding doors to access the garden and a juliet balcony. The scheme seeks to intensify the use of the building, providing generously planned, high quality accommodation.

##### Residential Mix

The proposal provides:

Ground floor: One 3-bedroom ground floor family unit with access to the garden

First floor: A 1-bedroom, 1-person unit  
and a 2-bedroom, 3-person unit are provided.

Second Floor: A 1-bedroom, 2 person unit is shown.

These are all sized to suit the Camden property market and provide good opportunities for younger first time buyers as well as families. The proposed units exceed minimum space standards and maximise amenity space available within the existing context. Private amenity space has been provided for the ground floor unit.

##### Architecture

The building has recently been extended, as consented in applications:

2015/1872/P Certificate of Lawfulness for roof extension work, based on previous application

2015/1085/P Certificate of Lawfulness for ground floor rear extension

This application proposes no major amendments to the form of the building, with some amendments to window openings.

The proposed doors to the rear ground floor extension will be of high quality, double glazed and to match existing those in the existing extension. Existing PVC framed windows will be replaced with new high quality double glazed windows. The position and size of windows onto the blank wall adjacent to the passageway have been altered to suit the new layout.

The current obscure glazing to the dormer windows is to be removed to provide optimum daylight and outlook to the top floor unit. On the West side, this is not overlooking any windows and on the East side has a distance of 18m to the windows at the rear of the property on Minster Road.

## 5.0 ACCESS

The main entrance to 44 Westbere Road will remain as existing to provide access to the ground floor unit and to all the upper floor units.

Secure cycle storage will be available on the ground floor at the front of the property located in the front paved area. Provision has been made for one bicycle per unit. 3 secure cycle storage units will be provided for the upper floor units with the assumption that the ground floor unit will store bicycles in their own private outdoor amenity space.

Communal refuse storage will be located in the front paved area. Space is provided for waste separation for recycling.

## 6.0 SUSTAINABILITY

The building will be refurbished to meet the current standards required under part L of the Building Regs. please refer to the sustainability report enclosed with the application. The apartments have been designed in accordance with current best practice and our experience in low energy and low environmental impact design. Particular care has been taken in the following areas:

- Natural Lighting  
The spaces have been designed for excellent natural day lighting through large windows, terraces and rooflights, minimising the use of artificial lighting. Energy efficient light sources will be used where possible.
- Thermal Performance  
All existing and proposed windows will be double glazed to increase thermal performance and noise control
- Materials  
Materials will be specified with consideration of the following criteria (in accordance with the BRE Green Guide to Specification)  
Toxic Pollutants arising from manufacturing and combustion  
Primary Energy used in extraction, production and transport  
Emissions of Carbon dioxide, volatile organic compounds, nitrous oxides, and sulphur dioxide associated with manufacture  
Use of mineral reserves, water or fossil fuels  
Depletion of reserves of raw materials  
Generation of wastes  
Issues associated with recycling – it is intended to use a number of recycled materials in the finished product, and aim to allow some of the building products used in the construction of the building to be capable of being recycled.  
Timber products used will have FSC certification

## 7.0 LIFETIME HOMES

| No. | Criteria                         | Standard                                                                                                                                                                                                                                                                                                               | Proposed                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-----|----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1a. | 'On plot' (non-communal) parking | Where a dwelling has car parking within its individual plot (or title) boundary, at least one parking space length should be capable of enlargement to achieve a minimum width of 3300mm.                                                                                                                              | No private parking is to be provided on site, as existing.                                                                                                                                                                                                                                                                                                                                                                                  |
| 1b  | Car parking                      | Where parking is provided by communal or shared bays, spaces with a width of 3300mm should be provided.                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 2   | Access from Car Parking          | The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping.                                                                                                                                                                                                 | Access is from the street, see site approach below.                                                                                                                                                                                                                                                                                                                                                                                         |
| 3   | Site Approach                    | The approach to all entrances should be level or gently sloping.                                                                                                                                                                                                                                                       | Stepped access will remain as existing to the ground floor communal entrance. A ramp could be placed on the ground floor for the use of wheelchair access. However it is not feasible to offer wheelchair access to the upper floors of the property .                                                                                                                                                                                      |
| 4   | Entrances                        | All entrances should be illuminated, have level access over the threshold, compliant clear opening widths and have covered main entrance.                                                                                                                                                                              | Entrance is covered by a porch and will be illuminated. Door width and nib are in compliance and remain as existing. A stepped access over the threshold will remain as existing.                                                                                                                                                                                                                                                           |
| 5   | Communal Stairs and lifts        | Communal Stairs and lifts should provide easy access and, where homes are reached by a lift, it should be fully accessible.                                                                                                                                                                                            | The existing communal stair is accessed from the ground floor. Due to existing level changes in the property a riser height of 200mm was achieved, which does not comply with the lifetime home standard, however a minimum going of 250mm can be achieved. The communal stairs comply with handrail lifetime home standards. The provision of a lift has also not been met due to the existing nature of the house and space restrictions. |
| 6   | Doorways and Hallways            | Width of internal doorways and hallways should confirm to Part M, except that when the approach is not head on and the hallway width is 900mm, the clear opening width should be 900mm rather than 800mm.<br>There should be a 300mm nib or wall space to the side of the leading edge of the doors on entrance level. | All hallways and door widths comply with those set out.                                                                                                                                                                                                                                                                                                                                                                                     |
| 7   | Wheelchair Accessibility         | There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere.                                                                                                                                                                              | All ground floor rooms comply with circulation space set out.                                                                                                                                                                                                                                                                                                                                                                               |
| 8   | Living Room                      | The living room should be at entrance level.                                                                                                                                                                                                                                                                           | A dining room and flexible living space are provided on entrance level to all units except unit 5, where access has been made at the base of the stairs to reduce circulation space in the unit.                                                                                                                                                                                                                                            |
| 9   | Entrance Level Bed Space         | In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bed space.                                                                                                                                                                                            | Bed space has been proposed at entrance level to all units except unit 5, where access has been made at the base of the stairs to reduce circulation space in the unit.                                                                                                                                                                                                                                                                     |
| 10  | WC                               | Accessible bathrooms or WC compartment should be provided on the entrance level of a dwelling, with potential for a shower to be installed.                                                                                                                                                                            | An accessible bathroom is provided on entrance level to all units except unit 5, where access has been made at the base of the stairs to reduce circulation space in the unit.                                                                                                                                                                                                                                                              |
| 11  | Bathroom and WC walls            | Walls in the bathroom and WC should be capable of taking adaptations such as handrails.                                                                                                                                                                                                                                | Wall specification to allow for the fixing of handrails as required                                                                                                                                                                                                                                                                                                                                                                         |
| 12  | Lift Capability                  | The design should incorporate provision for future stair lift and a suitably identified space for a through the floor lift from the ground floor to the first floor, for example to a bedroom.                                                                                                                         | A chair lift to the communal stair could be provided if required.                                                                                                                                                                                                                                                                                                                                                                           |
| 13  | Hoist Capability                 | The design and specification should provide a reasonable route for a potential hoist from a main bedroom to the bathroom.                                                                                                                                                                                              | Wall / ceiling specification to allow for hoist as required.                                                                                                                                                                                                                                                                                                                                                                                |
| 14  | Bathroom Layout                  | The bathroom should be designed for ease of access to the bath, WC and wash basin.                                                                                                                                                                                                                                     | Bathroom dimensions are compact, but specification of fittings will comply as much as possible                                                                                                                                                                                                                                                                                                                                              |
| 15  | Window Specification             | Living room window glazing should begin no higher than 800mm from the floor level and windows should be easy to operate.                                                                                                                                                                                               | All living spaces will have a reasonable line of sight from a seated position. All habitable rooms will have at least one openable window or glazed door.                                                                                                                                                                                                                                                                                   |
| 16  | Fixtures and Fittings            | Switches, sockets, ventilation and service controls should be at a height usable by all.                                                                                                                                                                                                                               | The switch positions etc will be set at heights between 450 and 1200mm high from the finished floor.                                                                                                                                                                                                                                                                                                                                        |