

DESIGN & ACCESS STATEMENT

Conversion of existing residential space
Into 3 two bedroom flats

at

2 & 3 Eton Garages
Off Lambolle Place
London NW3



June 2015
KS1402339

Planning Design Access Statement

1.1 Introduction

The design access statement is in support of a planning application to convert existing residential space at the above property into 3 two bedroom flats

1.2 Site Description

Nos.2 & 3 Eton Garages are terrace houses with commercial garage accommodation at ground level and residential flats on the 1st and part 2nd floors.

The houses are built from yellow London stocks, with painted softwood sash and casement windows, painted timber doors and surround to the front elevation.

The roofs are natural slate pitched roofs with a two dormers to the front pitch only of no.2.



1.3 Relevant Planning History

This proposal previously received planning permission in February 2011 (ref : 201/0318/P) but the permission has lapsed and the applicant is now seeking a new permission based on the originally approved scheme.

1.4 Design Principles and Proposals

The proposal is to rebuild the existing dormers and add dormers to the rear of both houses plus additional dormers to the front of no.2. Also to re-glaze the existing rear window and add 1no.additional rear window to no.2. The front access to the flats will be altered with one door being infilled with

the doors altered to accommodate bike, bin and recycling storage.

The materials will be sympathetic to the existing buildings. The 2 windows to the rear at 1st floor level being painted white glass, double glazed softwood fixed casement windows with small opening clear glass casements to the top of each casement and the new casements to the 2nd floor dormers standard white painted clear glazed double glazed sashes. The dormer cheeks clad with natural slate and roofs in mineral felt. All rooflights Velux Conservation type top hung windows.

1.5 Layout and Scale

Please refer to proposed drawing attached to our application

1.6 Landscaping

None proposed as part of this application

1.7 Sustainable Design

KSA has adopted a policy to improve the environmental performance and sustainability of its services, products and operations to improve the quality of life of its clients present and future users and the various communities within which it operates.

Our policy is influenced by the Government's commitment to sustainable development, its programme for reducing the impact of climate change and the challenge for greater, sustainability in the construction industry. It builds on the principles of sustainability promoted by Government, sets out the action areas in which KSA expects to improve the environmental performance and sustainability of its service provision and is intended to be read in conjunction with the Government's document 'A Better Quality of Life'.

Sustainable development aims to provide a better quality of life for everyone, both now and for the generations to come. It is about the wise use of our economic, man made and natural resources. The current Government definition of sustainable development is: social progress which recognises the needs of everyone, maintenance of high and stable levels of economic development and employment, effective protection of the environment and prudent use of natural resources.

Our Sustainability Policy will be accessible, simple to understand and use and encourages customers and service

providers to recognise their responsibilities in terms of green issues.

We adopt practices of sustainable operation by recognising sustainable development as a strategic objective and placing sustainable development at the heart of its policies, strategic planning, decision making and operations.

1.8 Access

The proposed development will not have any impact on the existing access as the proposed development is very similar to that which currently exists.

1.9 Planning Assessment

The project is, by its nature, solely residential and involves only the house's owner; there is therefore no relevance regarding mixed use, density, public spaces, landscaping and access.

There is obviously the matter of overlooking of the gardens of the houses to the rear which we believe to be of minimal impact for the following reasons.

The existing window and new window to no.2 will be a fixed double glazed panel in white glass offering no view out towards the gardens or houses of Eton Avenue. The top section only (as shown on the drawings) will be clear glass in a small opening top hung casement. The view from this high level window will be upwards towards the tree tops and sky and not of the gardens and houses on Eton Avenue. These two windows can barely be seen from the houses and gardens of Eton Avenue due to the trees and vegetation immediately adjacent to the rear walls of the houses on Eton Garages. It must also be borne in mind that the Eton Garages properties run away from the Eton Avenue properties in an oblique angle with the rear of no.10 Eton Avenue approximately 50 metres from the rear walls of no.2 Eton Garages. The rear walls of no.2 Eton Garages are angled at approximately 45 degrees away from the faces of the house and garden on Eton Avenue.

1.10 Conclusion

We believe the benefits to the occupants of the flats at nos. 2 & 3 of this small amount of natural light will be inestimable whilst impacting minimally on the gardens and occupants of the buildings on Eton Avenue.