

13 LANGLAND GARDENS LONDON NW3 6QD
DESIGN AND ACCESS STATEMENT
Accompanying the Application for Planning Permission

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PROPOSAL

13C Langland Gardens is a three bedroom upper ground floor flat with direct access to a basement with restricted ceiling height. This semi-detached house is located on the western side of Langland Gardens, is within the Redington Froggnal Conservation Area and comprises of two additional flats at first and second levels.

We propose to further excavate the basement to form two front light wells with bike store and two rear light wells, rear extension at basement and upper ground levels, the conversion of the basement to a two bedroom flat with access to the rear communal gardens, insertion of doors and windows to the side elevation, front elevation (at basement level), excavation to the side to form a path with steps to the rear garden and rebuilding of the rear balcony with steps to the upper ground level.

The proposal was introduced to Camden Council as a pre-application enquiry. Please refer to Ms Seonaid Carr's report dated November 5th, 2013 (Ref 2013/4768/PRE), which is attached to this application.

Basement Flat

The proposal includes further excavating the existing basement to form a flat with a 2.5m ceiling height. The flat will be accessed by new steps leading from the front garden path to the lower ground light well with access to a bike store at basement level.

The flat will have three bedrooms with light wells facing the front and rear and access to the communal path and rear garden. The proposed flat layout follows the guidelines set by the London Housing Design Guide for standard of accommodation and the CPG2 Residential Development Standards. All bedrooms and living accommodation comply and exceed the minimum size standards as follows:

Double Bedroom One: 21m²

Double Bedroom Two: 12m²

Home Gym: 12m²

Living room and Dining: 37m²

Kitchen: 22m²

The corridors are 1.9m and 1.4m wide.

The front light wells will give sufficient depth to provide light, outlook and access to the front door while providing access to the proposed bike store. The proposal adheres to the Lifetime Homes Criteria where relevant.

Rear Extensions at Basement and Upper Ground Levels

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The existing house projects at the rear on the northern side. We propose to extend this projection further by 2230mm and to extend the existing rear reception by 1460mm on both ground and basement levels. The existing ground floor reception balcony and steps would be rebuilt in wrought iron.

The proposed extension will not project further than the extension at no.11 Langland Gardens which projects approximately 3m from the main house. The extension will not exceed 15 Langland Gardens' rear elevation.

We propose to increase the height of the rear projection by approximately 480mm maintaining 380mm to the underside of the windows above. This would align with the neighbouring balcony soldier brick course at 11 Langland Garden's balcony on the second floor.

Side Elevation

We propose to excavate the north elevation's side path to form steps down towards the rear and to facilitate the insertion of windows and doors to the upper ground and basement flats.

Construction Waste and Refuse Bin Storage

Construction Waste Management Plan to be secured via a S106.
The existing refuse bin storage to the north side elevation will remain as in its current location. This dwelling will be serviced by a kerbside waste and recyclables collection (in accordance with CPG1 Section 10).

Fenestration

We propose to reuse the existing rear reception doors if these remain in good condition or replace them with matching timber doors and glazed panels.

All windows and doors will match the existing style, material and fenestration of the existing house. We propose that all new and replacement windows would be double - glazed.

Impact on Neighbouring Properties

The northern side of the rear elevation will not exceed no.15 Langland Gardens' rear elevation and will therefore have no impact on its resident's outlook.

The southern side of the extension will not exceed the 45 degree line taken from the centre of 11 Langland Gardens' rear elevation window.

13 LANGLAND GARDENS LONDON NW3 6QD
DESIGN AND ACCESS STATEMENT

Accompanying the Application for Planning Permission

We do not propose or welcome the formation of a balcony/roof terrace on the roofs of the proposed rear extensions and would object to this occurring.

Public Transport

13 Langland Gardens is within an area of excellent public transport accessibility level and is located within the CAH Controlled Parking Zone. The front garden will remain a front landscaped garden with the insertion of steps to the basement and its light wells. The new unit will be car free, which will be secured via a Section 106 legal agreement. As described above, we propose secure provision for bicycles accessible from the front light well.

Lifetime Homes Criteria

We are unable to fully comply with all the 16 Lifetime Homes criteria due to the nature of the development however, the proposal does aim to provide level footpaths from the road to the property entrances, 'easy going' steps down to the basement flat, wide doors and corridors, and sufficient space to turn and move around.

Similar Examples in the Street

There have been several basement conversions in the following properties on Langland Gardens at numbers 3,4, 6,7,9,11, 12,15,17,19,23, 25,and 29 Langland Gardens

This statement accompanies an Application for Planning Permission. Please read in conjunction with attached drawings, basement assessment and photographs.