

Design and Access Statement

Flat 1 & 2, 15 Rondu Road, London, NW2 3HB

Introduction

- To communicate to local authority planning services, the scheme design in full and to secure their recommendation for planning approval.
- To provide the opportunity for final debate upon any fundamental design and access principles prior to determination and project procurement.
- This statement accompanies an application for the construction of a single storey rear and part side extension and internal alterations to two self-contained flats on the ground floor, (Flat 1 & 2) and the creation of a roof terrace for the first floor flat 4.

Existing Context

The Site and Surrounding Context

The application site consists of a three storey building incorporating 7 self-contained flats, five of which are 1 person studio apartments. Access to the flats is located through a single front door leading into a communal hallway and stairwell.

The existing building is finished in London Stock Brick and a mixture of uPVC and White timber framed windows. The proposed roof is covered in a red Redland plain tile.

Access to the shared garden is through a communal side alleyway.

The existing property lacks any historical or architectural value and is neither statutory listed or locally listed. The site area of the entire site is 373m².

The Proposal

Our proposal is to construct a single storey rear and part side extension to both ground floor flats and to rearrange the internal configuration to convert the existing 2 Bedroom (Flat 1) into a three bedroom flat and the Studio Flat (Flat 2) into a 1 bedroom self-contained unit.

The proposed extension will be finished in brick to match the existing. We propose a flat roof with a low maintenance fibre glass roof covering. The proposed extension will maintain access to the garden for the upper floor flats. Access to the flats will remain as existing through the single front door.

Infill Extension:

The proposed rear extension will have a similar design as approved in 2005 and 2010 at No. 1 Rondu Road (2010/1959/P) & 3 Rondu Road 2005/0731/P respectively. The proposed extension would cover an area of 31.2m² and would provide additional space to both the ground floor flats. The proposed extension would be finished in London Stock brick to match the existing and a fibreglass flat roof. The proposed extension have been previously approved under planning reference 2015/3924/P. The purpose of re-applying is to include a first floor roof terrace as shown on the proposed plans.

First Floor Roof Terrace:

The proposed roof terrace will be construction above the single storey extension. The side fencing will reduce privacy issues and will be 1.85m high reducing to 0.8m. The proposed roof terrace is similar to the one approved on 3 Rondu Road under planning reference 2005/0731/P.

The roof terrace will be finished in timber decking and timber trellis fencing.

Conclusion

The proposed single storey rear and part side extension is according to Camdens Methodology and blends in within the surrounding area. We believe that the proposal fulfils the design criteria we set ourselves at the beginning of the design process, and creates an imaginative response to this site. The scheme has the opportunity to be a very exciting project that could enhance the image and quality of Flat 1 & 2, 15 Rondu Road.

Camden is a bustling multi-cultural borough and it is experiencing an increasing demand for residential accommodation for all types and sizes. Our proposal has been designed in order to accommodate all types of family sizes and therefore would cater to the broad residents or future residents of Camden.

It is hoped that officers will be able to support the current proposal to improve and regenerate this area to the benefit of existing and future residents alike. If for any reason there are any concerns it is requested that the Agent be contacted to allow the applicant the opportunity to address such concerns.