

**Design and Access Statement**  
**22 Kylemore Road, London, NW6 2PT**  
**January 2016**

Number 22 Kylemore Road is a mid-terrace late Victorian property set in a quiet residential street. Accommodation is set over three floors including rooms in the loft and it also has the benefit of a full basement under the main part of the house. The front basement room receives natural daylight from UPVC roof lights set into the paved area in front of the building. These roof lights are set directly above an existing light well in the front garden. The property has been converted into two self contained flats each set over two levels. The date of the conversion work is not known. The work carried out at the time of the conversion included the installation of a dormer window on the rear roof slope.

The lower maisonette is currently a three bedroom flat with a study at in the basement and a living dining, kitchen and bathroom set at ground floor level towards the rear of the building. The upper maisonette is a two bedroom flat and has a bedroom and bathroom set at first floor level to the rear of the building. a living dining kitchen area set at the first floor level to the front of the building and a further bedroom with bathroom at loft level.

The property is under single ownership and is let on a short term basis. The property is currently vacant.

An application (ref pw9902894) was made in 1999 for a front light-well to give natural light and ventilation to the front basement room. This was refused on the grounds that it would be visually detrimental to the street scene and that there would be a loss of garden space. Currently this area is completely paved over and could be classed as an eyesore in a street which is in the process of being gentrified.

Since that time council policy appears to have softened as there are now a number of light wells in the street such as those approved at the properties listed below.

5 Kylemore Road ref 2013/0395/P Front and rear lightwells to basement flat  
23 Kylemore Road, ref 2012/3670/p approved 08/08/2012  
5 Kylemore Road, ref 2012/6509/p approved 06/12/2012  
7 Kylemore Road, ref 2012/3346/p approved 09/07/2012  
16 Kylemore Road, ref 2005/4872/p approved 06/12/2005

Photographs number 2 to number 7 attached below shows these alterations to the properties including additions of mild steel railings and stairs leading down to basement level.

The Proposals also include the creation of a roof terrace on the flat roof to the rear of the building. The intention is to provide outside recreational area which this flat currently does not have. The aerial photograph attached below show a number of roof terraces to other properties and these have been circled in red. It is not known how many of these have legal consent for the terraces but records show that an application for a terrace to the second floor flat at number 7 was approved in 2013 this is application reference number 2013/0395/P. Photograph number 8 attached below shows the privacy screening on a roof terrace to an adjacent property in the street and this is similar to the one proposed at number 22. Unlike that shown in the photograph the privacy screen will be set back 2 meters from the rear elevation and 1 metre from the side elevation of the rear addition. This is smaller than that approved at number 7 Kylemore Road.

The existing property with the split level layout is not suitable for conversion wheel chair use so no alterations can be made for disabled access.

There is a tree along the pavement directly to the front of this property and some concern has been expressed that this could be affected by the light well to the front of the building. An arboricultural method statement has been attached to the application which demonstrates that this tree will not be affected by the work to the existing basements to the front of this property.

### **Flood Risk**

The property is not in a flood risk area and no particular actions have been included in the proposals.



Photo 1 – Elevation of the front of number 22 Kylemore Road



Photo 2 – Front light well to property in street



Photo 3 – Staircase down to lightwell to house in Kylemore Road



Photo 4 – Lightwell existing at number 16 Kylemore Road



Photo 5 – Lightwell and paved area to property in Kylemore Road



Photo 6 – Lightwell to front of building with mild steel handrails around well.



Photo 7 – Light well with stair down to basement and fully paved area to front of building



Aerial Photograph



Photo 8 – Privacy screen to roof terrace at number 16 Kylesmere Road