

DESIGN AND ACCESS STATEMENT

PROJECT : Combined Application for Side Infill and Rear Extensions

ADDRESS: 4 and 6 Mazenod Avenue, London NW6

DATE: December 2015



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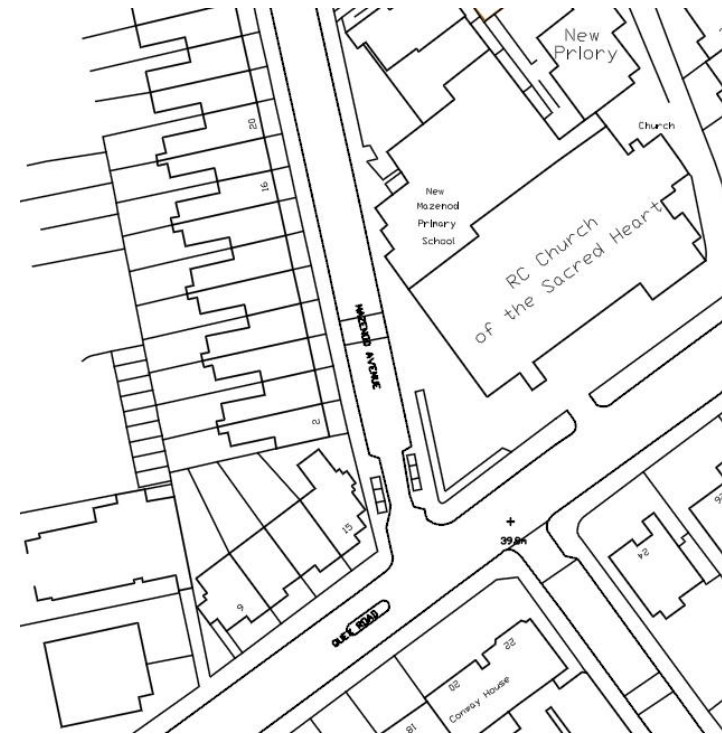
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Above: OS Location Map of Site

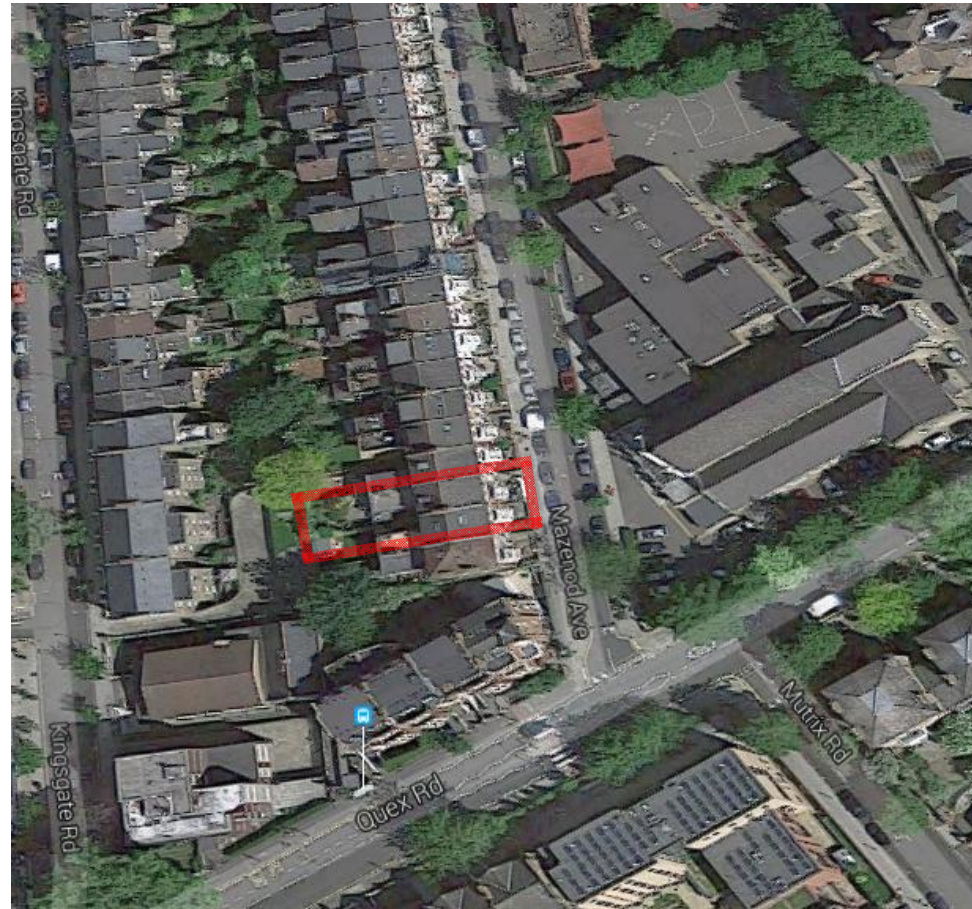
01. Description of Proposal

01.01. Introduction

This Design and Access Statement is to be read in conjunction with the existing and proposed drawings. We are acting on behalf of our client, who wishes to enlarge and enhance the habitable space with their respective properties.

The properties at 4 and 6 has potential for expansion. And we have explored the option of expanding with side and rear extensions.

Oculus Architects have been commissioned to propose a scheme designed that aims to produce an extension that is in keeping with its surroundings, as well as Camden's policies and design guidelines.



Above: Birds Eye View of Site

Oculus architects /

16B Unit A Pratt Street,, London NW1 OAB

04. Site History

04. Existing buildings

- 4 Mazenod Avenue is a three storey mid-terraced residential property, with two flats, the flat occupying the ground floor and first floor are the subject of this application.
- 6 Mazenod Avenue has 2 one bed flats and 7 studio flats. The units occupying the rear of ground floor and rear of first floor are subject to this application.
- Both 4 and 6 Mazenod Avenue have side and rear spaces available for extensions.



Above: Existing Floor Plans

05. Design Statement

The concept of this joint application is to unify the proposed side infill for 4 and 6 Mazenod Avenue. 4 Mazenod Avenue will have a full side infill creating additional rooms for the flat, roof lights and a rear extension to line-up with number 2.

6 Mazenod Avenue will have a side infill with a lightwell, roof lights and a rear extension to line-up with number 8.

Flat 3 of 6 Mazenod Avenue will be converted into a one bedroom flat.

The proposed alterations would keep the same number of units and increase the number of habitable rooms with spaces compliant to the London Plan minimum space standards.

Internal layout to the ground floor flats are realigned to comply with Lifetime Homes requirements. With unit 4 to be ambulant/disabled compliant. The layout and accommodation of the building has been designed to increase the availability of quality homes as reflected in local and national framework policies. The design has been carefully modelled to respect existing amenities of its neighbouring properties.

The design of the rear extension is intended to be subordinate in proportion with the existing house. Roof levels are designed to carefully respect the rear gable ends and the construction of the extension will be carried out in a non-intrusive form of construction.

Dormer roofs for number 6 at second floor will be wider than that of the existing arranged in a respectful and conservative manner.



Above: Proposed Floor Plans

05.02 Scale

The new extensions has been designed based on similar massing and proportionate as the surrounding existing buildings.

05.03 Appearance

The façade of the new extension is designed sympathetically such that it complements the existing red brick walls. Heights of windows allow the penetration of natural light into the Units.

05.04 Access

Access will be retained at front.

05.05 Materials

- In general, bricks will match the existing; timber framed windows and doors will be used to openings, painted white.
- 4 Mazenod Avenue will make use of timber and aluminum composite frame for the bi-folding doors, painted white.
- 4 and 6 Mazenod Avenue will have rooflights grey framed roof lights with K glass to its double glazed units.
- At first floor terrace, 6 Mazenod Avenue will have a simple metal railing, painted black. And an opaque glass screen flanking number 4.
- Single ply roof membranes will be used for both flat roofs and inclined roofs.

06. Conclusion

Our proposal has taken into account Camden's planning policies, the London Plan and national planning policy. It is in-keeping with other properties on the street. The proposed design has been developed so as not to burden its neighbours.

The proposed development follows the advice set-out in the pre-application.

We conclude that this application responds in character, enhances the appearance of the surrounding area in a positive and sensitive manner. We trust that we have succeeded in designing a sympathetic and sensitive addition to this neighbourhood and that planning consent will be forthcoming.