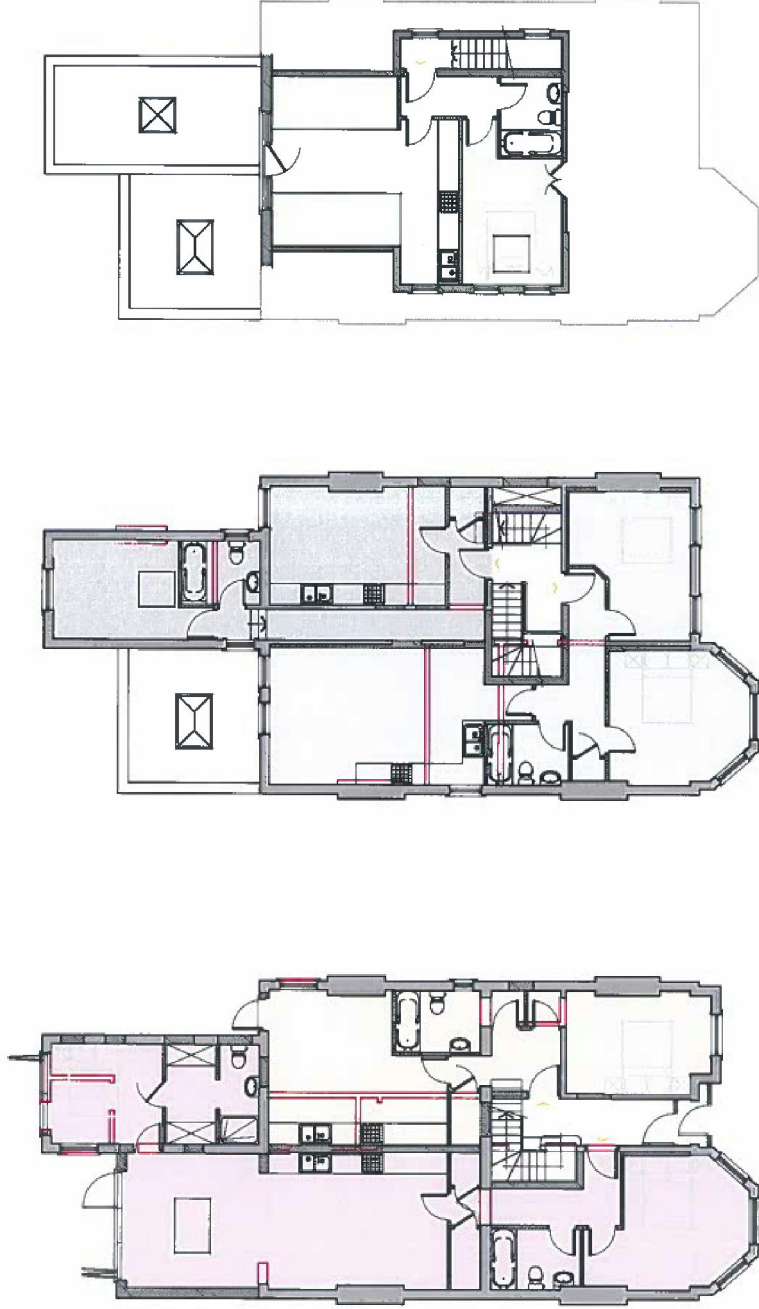


PLANNING DESIGN + ACCESS STATEMENT



PROPOSED RE-MODEL OF EXISTING HOUSE TO FORM 5 X APARTMENTS (INCLUDING SINGLE STOREY REAR EXTENSION, RAISE HIP TO GABLE AT REAR + 2 X SIDE DORMERS).



RIBA 

Chartered Practice

ARCHITECTS
DESIGNERS + CONSULTANTS

CLIENT:

Mr Paul Whiteman

ADDRESS:

163 Fordwych Road,
London, NW2 3NG.

arb

Architects Registration
Board



Studio49 West Street Rochford Essex SS4 1BE

Directors: J E Sharp MIPD MSAEC + S R Fairley BA (Hons) DipArch ARB RIBA Associate: O Beacham ACINT
Consultants: G Nicholas DipArch ARB RIBA + D Adeshile BA (Hons) DipArch ARB RIBA Architectural Assistant: C Pallett BA (Hons) Arch
Architect Ltd - Co Reg: 8268993 - VAT Reg No: 151 6412 37 - Reg Office: 47 Back Lane Rochford Essex SS4 1AY



Executive Summary

Planning permission is sought for a single storey rear extension and internal re-model to create 5 x apartments from the existing HMO (homes of multiple occupancy) property at:
163 Fordwych Road, London, NW2 3NG.

The proposed scheme will provide 5 x much needed residential units within the borough, from a dilapidated previous home of multiple occupancy.

The property is situated within a residential area. The surrounding properties are all similar in size and proportions, and range from large family dwellings to conversion to multi flats/apartments. The proposal is not overbearing in relation to the existing property and surrounding properties and the proposal would mean the existing property aesthetically is improved.

The existing property is an ideal candidate to development of this nature. The property is in an ideal location: being within close proximity to local services, amenities and facilities. As such, we would suggest that the proposal is consistent with the Council's Core Strategy, Local Plan and any relevant Supplementary Planning Documents.

1.0 Introduction

This document has been produced by BDA to support the detailed full planning application for the proposed re-model of the existing HMO house to form 5 x apartments at:

163 Fordwych Road, London, NW2 3NG.

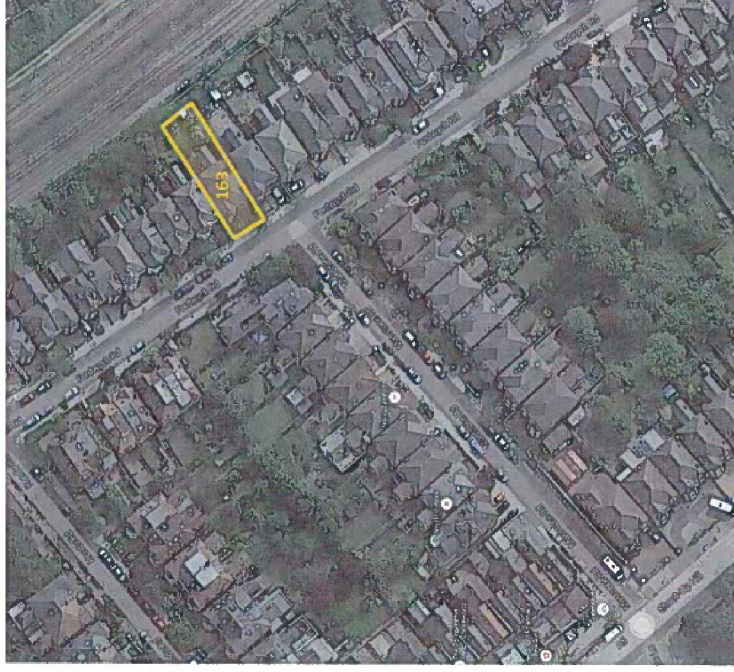
This statement is to be treated as part of the formal submission. It considers the background and any relevant planning history of the proposed site, along with planning merits, design and access issues.

It is to be read in conjunction with the following drawings:

- 16.116/01 Existing Plans, Elevations, Section + Location Plan
- 16.116/02 Proposed Plans, Elevations, Section + Site Plan

It is intended to support the planning submission and aid Camden London Borough Council in making their decision.

It is hoped that Camden London Borough Council would consider the detailed planning submission fully policy compliant and also that the proposed design is of a positive architectural merit.





2.0 Site Location + Surroundings

The local area has an excellent transportation network, both via bus and train. West Hampstead and Cricklewood are the closest train stations with direct access into St Pancras Station and other London areas. Kilburn and Willesden Green are the local London Underground stations allowing access across London.

The site is within close proximity to the North Circular Road, as well as the M1, making the local area very accessible by cars. The site is along Fordwych Road, which runs parallel with the A5, which is the main road through the local area (the high street).

The site is an existing established residential area but is an ideal property to convert into apartments to provide much needed additional residential units within the London borough. The surrounding properties are all similar in size and proportions, and range from large family dwellings to conversion to multi flats/apartments.

The proposal is not overbearing in relation to the existing property and surrounding properties and the proposal would mean the existing property is aesthetically improved. The application site is readily accessible and there are ranges of services and facilities close by.

3.0 Planning History + Relevant issues

A certificate of lawfulness was sought in 2015 to extend the family home at the rear, alter hip to a gable at the rear and install 2 x side dormers (2015/6319/P). The Camden London Borough Council decision notice is shown overleaf.

This work was permitted under General Permitted Development Rights and the development was granted a 'certificate of lawfulness' to regularise the works.



Camden
 Regeneration and Planning
 Department
 London Borough of Camden
 Town Hall
 Judd Street
 London
 WC1H 8ND
 T: 020 7974 4644
 F: 020 7974 6885
 planning@camden.gov.uk
 www.camden.gov.uk/planning

Damon Peddler
 22 Redfern Road
 LONDON
 NW10 9LB

Application Ref: **2015/0319P**
 Please ask for: **Raymond Young**
 Telephone: 020 7974 4846

23 November 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Proposed) Granted

The Council hereby certifies that the development described in the First Schedule below, on the land specified in the Second Schedule below, would be lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 as amended.

First Schedule:

Erection of a hip-to-gable roof extension to the rear, 2nd, roof dormers to each side and 2nd, single storey rear extensions.

Drawing Nos: 151012/1, 151012/2, 151012/3, 151012/4, 151012/5, 151012/6, 151012/7, 151012/8, 151012/9, 151012/10, 151012/11 and 151012/12.

Second Schedule:
 163 Fordwych Road
 London
 NW2 3NG

Reason for the Decision:

- 1 The single storey rear extensions are permitted under Class A of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015.
- 2 The hip-to-gable rear roof extension and two side roof dormers are permitted under:



Director of Culture & Environment
Ed Wilson

Class B of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

- 3 The rooflights to the side roof dormers are permitted under Class C of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Informations:

- 1 The development would only constitute permitted development if the materials used in any exterior work to the single storey rear extension and roof extension subject to the grant of this certificate, shall be of similar appearance to those used in the construction of the exterior of the existing dwelling house, in accordance with Condition A.3/B.2 of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015.
- 2 The development subject to the grant of this certificate would only constitute permitted development if the upper floor window on the side elevation of the dwelling house is obscure-glazed and non-opening, unless the operable parts of the window are more than 1.7m above the floor of the room in which the window is installed, in accordance with Condition A.3/B.2/C.2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.
- 3 The development subject to the grant of this certificate, would only constitute permitted development where the roof lights would project more than 150 mm beyond the plane of the roof slope in accordance with Condition C.1(a) of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Yours faithfully

Ed Wilson
Director of Culture & Environment

Notes

- 1 This certificate is issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended).
- 2 It certifies that the user "operations/master" specified in the First Schedule taking place on the land described in the Second Schedule will "would have been" lawful on the specified date and thus was not "would not have been" liable to enforcement action under Section 172 of the 1990 Act on that date.



4.0 The Proposal and its Design Context + Principles

Good design must play a pivotal role when extending and re-modeling structures. It is the responsibility of the Architect to ensure that schemes like this are developed creatively and producing an end product that not only the client is happy with but also buildings that Camden London Borough Council can feel favourably enhances the borough.

The scheme respects the scale, mass and size of the surrounding residential dwellings: providing 5 flats within the existing property. The single storey rear extension has been designed to ensure the scheme does not to appear dominant and overbearing in relation to the neighbouring properties.

The design of the new extension is modern in terms of utilizing a more contemporary pallet of materials and design features: complimenting and enhancing it.

As can be seen from the BDA drawings (16.116/01-02) that form this planning application, the proposed extension and re-model of the existing HMO property into 5 apartments respects fully the existing surroundings and improves the aesthetics of the existing property.

The layout of the proposed 5 x apartments respond to the existing layouts, and the context of the previous HMO property. The planning of the newly

created extension and re-model of the existing property has been carried out to ensure altering the existing building was kept to a minimum.

The previous scheme (2015/6319/P) was granted a 'certificate of lawfulness'. The works were permitted under 'General Permitted Development' as the property at the time was to remain as a family dwelling. The planning application proposal is subject to planning as the property is to be turned into 5 x apartments as a result of this application (see BDA drawings).

The proposed works are again to raise the hip to a gable, 2 x side dormers as well as a single storey rear extension, but the scheme this application proposes comprises of less works.

The planning & design has been carried out to be in-line with the relevant Camden London Borough Council Planning Policies.



Lifetime Homes:

The proposed communal staircases have direct access to flat entrances and the staircases are wide enough to add stair-lifts in the future, as a lift within the proposal is not viable. All entrances will be illuminated and the main entrance will be covered (by existing canopy).

The proposed flats are all on the entrance levels, therefore fully accessible. Walls in the bathrooms / toilets and other rooms will have reinforcements and be capable of taking adaptations such as handrails and hoists etc. The bathrooms have been designed for the ease of access to the baths, wash-basins and toilets.

All windows will be easy to operate (open and close) and the sockets, switches, ventilation and service controls will be installed to allow ease of use by all, to be between 450mm and 1200mm for finished floor level).

5.0 Methods of Transport / Parking Strategy

The site is located at 163 Fordwych Road, London, NW2 3NG. Fordwych Road is a tree lined residential street with parking to both sides of the road. The parking is resident's permits only and is monitored by parking wardens. The existing road has plenty of parking.



6.0 Conclusions

The applicant is committed to developing an appropriate design solution relative to the site location and deliverability of the development.

For reasons detailed in the preceding paragraphs of this document, it is considered that the proposal as submitted is consistent with National, Regional and all relevant Camden London Borough Council's Planning Policies and Guidance, we are optimistic that this scheme meets the Local Authorities requirements for proposals of this nature.

The scheme that forms this planning application is to convert the existing HMO house into 5 x apartments, works include raising the hip to a gable at rear, 2 x side dormers as well as a single storey rear extension. Similar works was granted a 'certificate of lawfulness' in 2015 for works under permitted development (2015/6319/P) (side dormers, hip to gable + rear extension) when the property was a family dwelling. The proposed scheme forming this application comprises of less works overall than the permitted scheme in 2015.

The proposal is close to a range of facilities, services and amenities making it a prime location for development of this nature: provided much needed additional residential units in an established residential area within the borough.

The proposed extension uses a contemporary pallet of material and features and has been carefully designed to compliment the existing structure.

The proposed development would ensure the delivery of a high quality sustainable scheme where people would want to live, subsequently achieving sustainable levels of economic growth and promotion of Camden London Barorough Council.

So in conclusion should the proposed development be granted planning approval the benefits to future occupiers and the wider London Borough of Camden are numerous.