

6 ACHILLES ROAD NW6



DESIGN AND ACCESS STATEMENT
PREPARED BY:

Nathaniel Mosley Architects Ltd

For a ground floor side / rear extension at:
6 Achilles Road
London
NW6 1EA

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INTRODUCTION

1.1 Summary:

This design and access report has been prepared as part of the planning application for 6 Achilles Road, NW6 1EA. The property is a three-storey terraced family dwelling. The property is not in a conservation area. This report outlines how the following proposals will be implemented at the property:

- an existing rear conservatory will be demolished and a new single-storey side and rear extension constructed.

The above proposals will be undertaken with the following considerations:

- the proposal shall not negatively impact the amenity of neighbouring properties
- the proposal shall be of an appropriate height and scale
- the proposal shall utilise high-quality architecture and materials

1.2 Submitted Information List:

- NMA15 01 100 Existing Plans
- NMA15 01 200 Proposed Plans
- NMA15 02 100 Existing Proposed Elevations



Fig 1.1: View of Existing Rear Elevation

SITE INFORMATION

2.1 Location:

The property is located on the north side of Achilles Road, in a mid-terrace position as part of a relatively uniform streetscape of Edwardian houses.

2.2 Context:

The site is not located within a conservation area. The area is however characterised by streets uniform in their spatial character and width, with houses set back from the street by small front gardens giving the impression of a uniform street frontage. The buildings themselves are good quality Edwardian constructions producing a distinctive Edwardian suburban form. The houses have characteristic identical pier mouldings on their bay windows and decorative front paths with tiles in the porches.

2.3 Existing Building:

The existing property is a three-storey terraced property with basement, and is served by off-street parking. The existing rear conservatory is in need of substantive remedial works and access to the rear garden is via the house. The front of the house is in unpainted brickwork with a decoratively articulated bay window. Neither the access provisions, parking, nor front elevation will be altered.

The rear elevation of the property has an existing conservatory extension.

Number 4 Achilles Road has undergone some redevelopment in the past, with the addition of a side extension. Number 8 Achilles Road maintains its original footprint.



Fig 2.1: View of 6 Achilles Road from South



Fig 2.2: View of 6 Achilles Road from North

DESIGN

3.1 Aims:

The key aims of the proposed development are as follows:

- an existing rear conservatory will be demolished and a new single-storey side and rear extension constructed.

The above proposals will be undertaken with the following considerations:

- the proposal shall not negatively impact the amenity of neighbouring properties
- the proposal shall be of an appropriate height and scale
- the proposal shall utilise high-quality architecture and materials

The design proposals have been informed by the following policies and guidance:

- Camden Planning Guidance 1 - Design
- Camden Planning Guidance 6 - Amenity
- Camden Development Policies 2010; DP24 + DP25 + DP26
- Camden Core Strategy; Policies CS5 + CS14
- London Plan 2011
- National Planning Policy Framework

3.2 Use:

6 Achilles Road is currently used as one residential dwelling and will remain as such.

3.3 Layout, Mass and Appearance:

Alterations-

Demolition of Existing Conservatory and Provision of New Extension:

It is proposed to provide a new single-storey flat-roof extension to the rear of 6 Achilles Road. The extension will have 2.85m high eaves in order to mitigate any impact on the property at no.8 Achilles Road and the massing of the proposal has been designed to read as a secondary addition to the existing three-storey building. Furthermore the massing of the proposal is similar to the recently granted proposal at 39 Achilles Road.

The extension has been detailed in high quality materials with high quality architecture to provide an improvement on the existing rear extension.

It is considered that there will be no adverse impact on the amenity of the neighbouring properties.

It is considered that the architectural qualities, materials and detailing of the proposal will be of benefit to the appearance of the existing building and have precedent in the recently granted permission for 39 Achilles Road. The proposed use of rendered walls will also respond to the existing rendering to the lower storey of no.4 Achilles Road.

Recent planning permission precedents relevant to the proposal within Achilles Road include:

- 2015/6256/P 39 Achilles Road London NW6 1DZ
Erection of a single storey rear extension. 05-04-2016 Granted
- 2013/0981/P 5 Achilles Road London NW6 1DZ
Single storey side extension to include two rooflights, and folding door to the rear elevation of existing dwellinghouse (Class C3). 28-02-2013 Granted

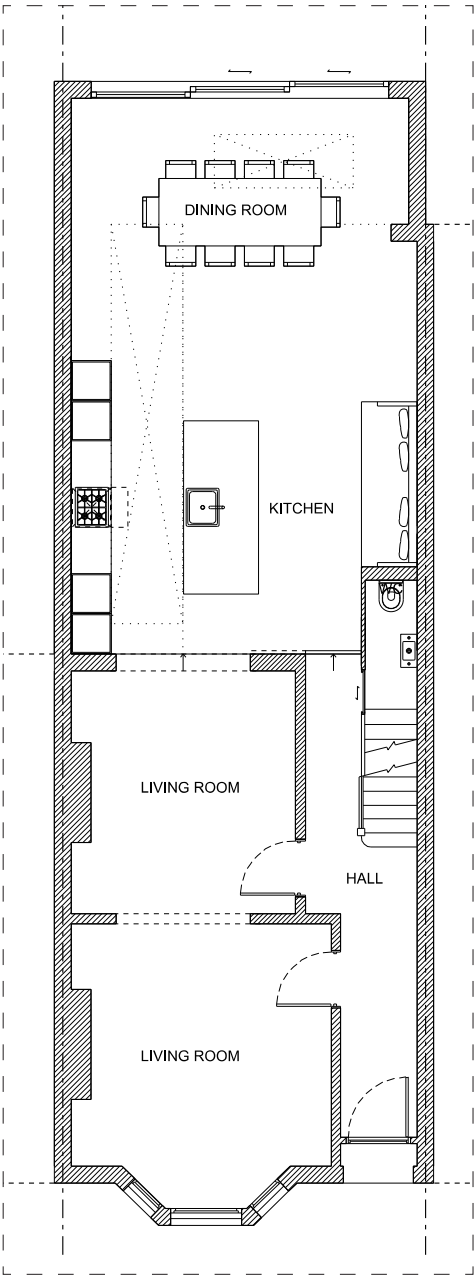


Fig 3.2: Proposed Ground Floor Plan

ACCESS

4.1 Access:

There will be no change to the existing access from the highway or other parking spaces. All existing access, including those to the neighbouring properties will be unaffected by the proposal.

4.2 Sustainability:

There will be a notable improvement to the environmental performance of the existing building.

SUMMARY

5.1 Summary:

It is considered that the proposed alterations at 6 Achilles Road will:

- have no adverse impact on the amenity of the neighbouring properties
- be of benefit to the existing building due to the high quality of the materials and detailing
- be of an appropriate height and scale.