

Design & Access Statement

Reference:

NW3 7DE

Applicant:

MR LU WEI

FLAT D
10 CHESTERFORD GARDEN
LONDON, NW3 7DE

Date:

30/11/2016

Agent:

MR SEMSETTIN KARAHAN

Introduction

The full planning application is for the replacement of 4 x windows to a C3 Dwelling House. The applicant is seeking to remodel their home thus replacing the window frames to match the existing whilst construction has commenced.

This Design & Access Statement is accompanied by the following documents:

- Duly Completed Application Form
- OS Map Location Plan
- OS Map Block Plan
- Full Set of Existing Drawings
- Full Set of Proposed Drawings
- Design & Access Statement with Heritage Statement

Locality

- The property is located within a heavily residential area.
- The site benefits from **not** being in a flood risk zone.
- The available public transport is good thus the PTAL rating being 3.
- The site is **not** a listed building however falls within the Redington and Frognal Conservation Area.
- The nearest school to the site is the Hampstead School of English which is less than 0.7 miles away.
- The nearest station(s) to the site is Hampstead Station and Finchley Road & Frognal Rail Station which are both 0.5 miles away.

Setting

- The property is located within a residential setting characterized with Late-Victorian features.
- The property is a semi-detached dwelling.
- The roofscapes are predominately hipped towards the main highway and rear gardens with an additional flat surface towards the centre for habitable use in the roof.
- The front facades of the neighbouring properties are characterized with red brick, white timber sash windows

Use

- The existing Use Class is C3 Dwelling House that has been subdivided to accommodate 4 flats.
- The proposed Use Class will remain the same.

Amount

- The external parameters has been designed to closely reflect the policies set forth by the London Borough of Camden and to protect the amenity of the neighbouring properties.

- The existing and proposed GIA are as follwed:

- Site area = 461.2 m².

- The existing GIA of Flat D is 94.1m² and the proposed will remain the same.

Layout

- There will be **no** changes to the internal layout.

Scale

- The proposed timber sash windows will match the dimensions of the existing.
- The height of the windows in the front elevation are 1.960m and 1.965 respectively; the proposed will remain the same.
- The width of the windows in the front elevation are 1.380m and 2.155m respectively; the proposed will remain the same.
- The height of the windows in the rear elevation are 2.085 and 2.060m respectively; the proposed will remain the same.
- The width of the windows in the rear elevation are 1.465m and 1.915m respectively; and the proposed will remain the same.

Landscaping

- There will be **no** soft and/ or hard landscaping to the site.

Appearance

- The existing property is made up of red brick and the proposed will remain the same.
- The existing roof has been constructed with grey roof tile and the proposed will remain the same.
- The existing window frames on the front elevation are white timber sash and the proposed will match the existing.
- The existing window frames on the rear elevation are white aluminium sash and the proposed will seek to provide white timber frame.

Access

- The principle elevation of the property is fronting Chesterford Gardens.
- Access to the rear of the property is through a West side passage way with the entrance at the front elevation.
- Access into each flat is gained through a central staircase.
- All existing access points will remain the same.

Summary

- The application seeks to replace the two windows in the front elevation and the two windows in the rear elevation.
- The existing windows are white timber and aluminum frame sash; and the proposed will match the existing by being white timber sash windows.
- Due to the small scale of the development it will not conflict with the policies set forth by the Redington and Froggnal Conservation Area.
- The proposed window alterations will be compliant with the Building Regulations Part N and Part L1B.
- If you would like any additional information please do not hesitate to contact.

Appendix



Appendix



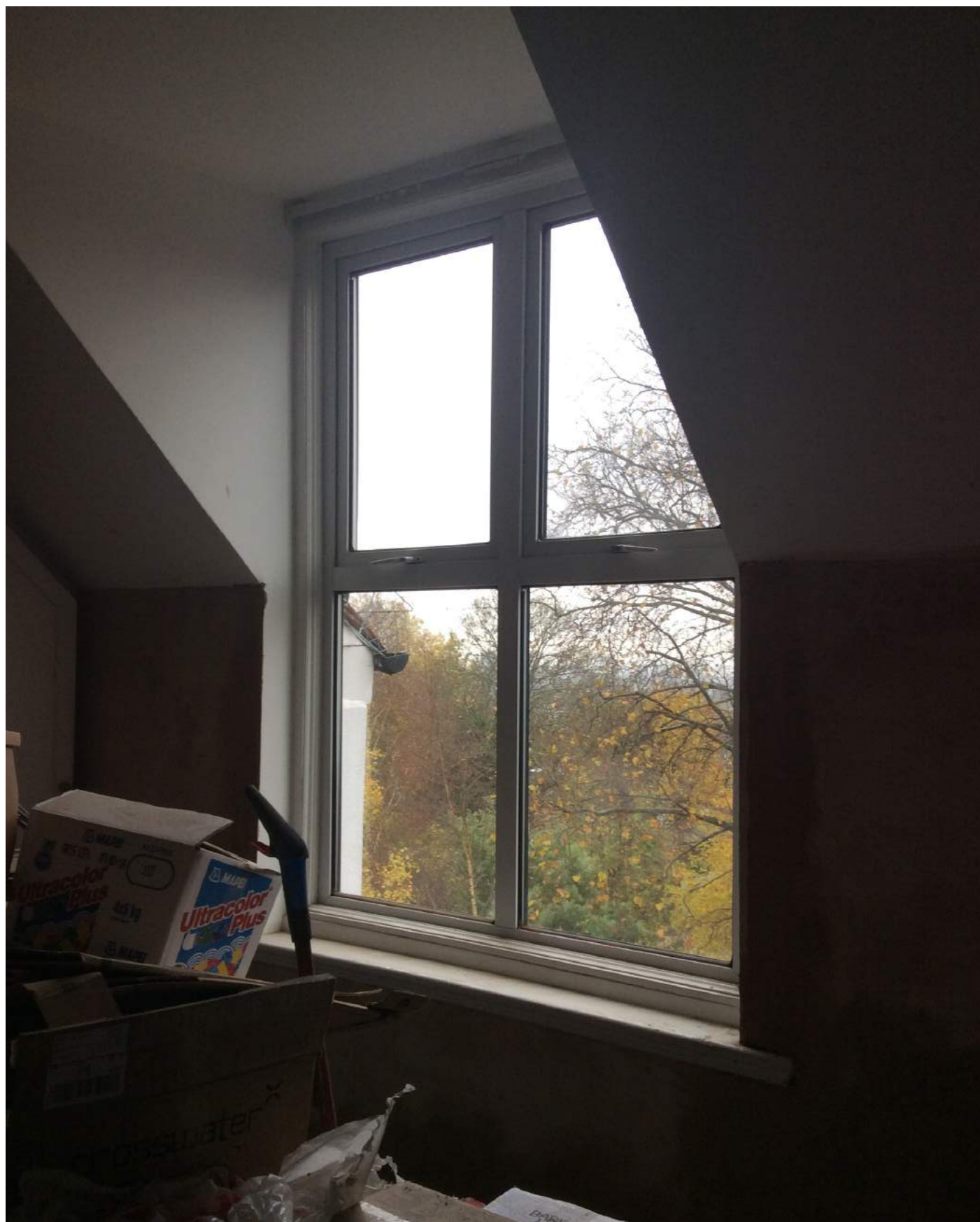
Appendix





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Zanoply

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