

FLOWER MICHELIN

DESIGN AND ACCESS STATEMENT

22 WESTBERE ROAD
LONDON
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1.0 INTRODUCTION

This statement has been prepared to support a Planning Application at the aforementioned property. It may not be used or relied upon by any third parties without the specific written authorisation of Flower Michelin Limited. This report is to be read in conjunction with associated existing and proposed drawings.

2.0 PROJECT BRIEF

2.1 Existing:

The existing property is a semi-detached residential dwelling, located in the Borough of Camden. It is a single family, owner occupied dwelling.

2.2 Proposed:

The principle objective of this proposal is to extend the dwelling on the ground floor through a rear and side infill extension. It is proposed that the new extension will be used as a roof terrace at first floor level, accessed via a new glazing system to replace an existing sash window to the rear elevation.

The new flat roof to the extension will include a rooflight, with two new rooflights also proposed to the west hip of the main roof, above the bedrooms at first floor.

Two existing sash windows to the side elevation at first floor level are to be replaced with new double-glazed sash windows. One existing sash window to be in-filled to suit internal amendments.

3.0 SITE ASSESSMENT AND SURROUNDINGS

3.1 Context Assessment:

The area is residential in character, containing similarly styled red brick and some part-pebble dash rendered semi-detached housing. Windows are generally white timber sash, roofs are generally pitched, grey slate in appearance. The rear gardens on Westbere Road back onto the gardens of both Minster Road and Sarre Road, which are also residential in character.

3.2 Site Assessment:

- London Borough of Camden
- not listed
- not within a conservation area
- not adjacent to a landmark building
- not at a street junction, and therefore not a feature corner building



|Minster Road

|22 Westbere Road

|Sarre Road

3.4 Site Photographs: Front

Front elevation photographs taken from the street.



24 Westbere Road



22 Westbere Road



20 Westbere Road



3.4 Site Photographs: Rear

Rear elevation photographs taken from the garden to 22 Westbere Road. Please note the height of the rear extension to the neighbouring 24 Westbere Road.



20 Westbere Road



22 Westbere Road



24 Westbere Road



access to the site, or public access surrounding it.

4.1 Purpose of Proposal

The proposed design will provide additional accommodation at ground floor level, with a new larger kitchen and living area, whilst providing external amenity at first floor through the introduction of a roof terrace.

4.2 Amount

In summary the following works are proposed:

GROUND FLOOR

- New rear/side infill extension in brickwork.
- One new rooflight to side infill extension flat roof.
- Side passage retained between 22 and 24 Westbere Road, with steps reconfigured.

FIRST FLOOR

- Two new pitched rooflights to west hip of main roof above first floor level bedrooms.
- Existing rear first floor sash window proposed to be replaced with new glazing system to provide access to a new terrace above proposed rear extension, with an obscured privacy screen and balustrade.
- Two existing sash windows to side elevation at first floor level replaced with new double-glazed sash windows. One existing sash window infilled to suit internal amendments.

4.3 Scale

Proposed rear/side infill extension to be single storey. Depth of extension to align with depth of rear extension to no. 24 Westbere Road - see photo on previous page.

Height of rear extension is modest in scale when compared to the extension at 24 Westbere Road. The height has also been designed to be under a 45 degree line drawn from the mid-point of the rear glazing to 20 Westbere Road, to ensure that there is not an unreasonable impact on the neighbour’s amenity

4.0 DESIGN AND ACCESS

in terms of light. This is in line with guidelines and methods contained in the BRE’s *Site layout planning for daylight and sunlight: A guide to good practice*, which is referenced in the CPG6 Amenity Camden Planning Guidance.

Width of original side passage to main house retained throughout to 24 Westbere Road side.

4.4 Landscaping

New small patio proposed to rear and steps to side passage reconfigured.

4.5 Design: Appearance and Materiality

Proposed extension in brickwork with new metal framed glazing system to rear extension and first floor glazing to terrace above.

Roof of extension finished in decking for terrace area and green roof in other locations - as encouraged in CPG1 Camden Planning Guidance Design, under Green Roof section. New metal framed rooflight proposed above dining / kitchen area of rear extension.

The terrace has been designed to be in line with CPG1 Camden Planning Guidance Design in terms of being set back from both sides to minimise overlooking to neighbours and through the use of a “screen to prevent overlooking of habitable rooms or nearby gardens, without reducing daylight and sunlight or outlook.” Please refer to ‘Planning History’ section of report for examples of first floor terraces that have been recently approved.

4.6 Use

To remain as existing.

4.7 Access

To remain as existing; there will be no affect on private



5.0 PLANNING HISTORY

Listed below are the relevant approved planning applications surrounding 22 Westbere Road, in relation to our proposal.

Roof and Ground Floor Extensions:

- A 34 Westbere Road - 2016/3819/P**
Retention of existing roof terrace at second floor to dwelling house (Class C3).
- B 32 Westbere Road - 2016/2708/P**
Erection of rear dormer and roof extension above existing part two storey rear projection. Insertion of three rooflights.
- C 36 Westbere Road - 2015/5930/P**
External alterations including erection of a single storey side/rear infill extension.
- D 26 Westbere Road - 2015/3816/P**
Loft conversion including side and rear dormers, 2 rooflights to front roofslope and one to rear roofslope.
- E 44 Westbere Road - 2015/1085/P**
Erection of a single storey rear extension.
- F 6 Westbere Road - 2014/0173/P**
Single storey rear extension, loft conversion with full width rear dormer and new porch to front elevation

Terraces at First Floor:

- G 28 Westbere Road - 2012/3309/P**
Erection of rear ground floor level extension with terrace over at first floor level and alterations to fenestration at rear first floor level all in connection with existing dwellinghouse (Class C3)
- H 72 Westbere Road - 2012/0788/P**
Erection of single-storey side/rear extension at ground floor level with terrace over at first floor level...
- I 30 Westbere Road - 2012/0788/P**
Erection of single-storey rear infill ground floor level extension, alterations to roof of existing rear ground floor level extension and enlargement of terrace at rear first floor level.