

Planning Advice and Information Service (Camden Council)
London Borough of Camden 2nd Floor,
5 Pancras Square c/o Town Hall, Judd Street
London WC1H 9JE.

RE: DESIGN & ACCESS STATEMENT (REF: LOV)

Introduction

1.1 Executive Summary

This statement outlines a proposal for a single storey new second floor extension to an existing two storey two-bedroom property located at no.2 Loveridge Mews, London NW6 2DP.

1.2 Site Context

The property is a ground floor Mews property in a residential mews in the London borough of Camden. The surrounding area to the south is largely residential and to the north is Kilburn High Rd, which has commercial properties on the ground floor with residential above.

1.3 Appearance

The existing mews is white render [ground floor elevation] to the front and brickwork to the [upper first floor elevation] to the front. The rear elevation is on an alleyway and is brickwork. The existing windows are painted timber framed. Local precedents on the mews have been converted into residential with loft extensions added. The proposal will maintain the original common detailing and rhythm of the elevations (windows and materials).

1.4 Local Precedents

The property at no.5 Loveridge Mews has been converted into two residential apartments, as have other properties on the mews. The general appearance of the mews is retained as existing. All other properties on the mews have added additional loft levels as the mass and height will not exceed that of the existing roof. The appearance of the proposed loft extension will match the existing adjacent developments either side of No.2 Loveridge Mews.

Proposal

2.1 Proposal Description

Proposal: The proposed is for a single storey new second floor extension. The area of the extension is approx. 60sqm to provide an additional 1-bed living space to the existing two storey property. New windows are proposed to the rear, which would not result in any privacy issues as there is an alleyway to the rear and the adjoining windows of the rear of Kilburn High Rd are off set.

2.2 Material, Construction + Performance

All materials and proposed construction methods have been selected to match and compliment the traditional construction and material of the existing property. All existing windows are painted window framed. Proposal for the new window will be painted timber framed.

NB: All details are indicative at this stage and will be developed in the following Stage E-F.

The specification and performance of all new proposed material and construction methods of the conversion will meet current requirements of Building Regulation Part L and the planning guidelines outlined within this document.

2.3 Light & Privacy

The proposal will require additional windows to the rear to provide light to the proposed bedrooms. All windows and doors will be to Building Regulations.

The conversion will not result in any loss of light to the adjacent properties. The change of use and new windows in the rear will not provide any overlooking into adjoining properties.

2.4 Security

The existing office has secure doors, which will be retained to maximise on security and uninvited access. Both doors are on the GF. The proposed ventilation slots are integrated within rear elevation and are less than 100mm wide, thus complying with Health and Safety issues and Building Regulations Part K. All openable ventilation slots will be operated and locked from inside the property and will meet 'secured by design' standards.

2.5 Access

The building has direct access from Loveridge Mews and this will be maintained with the front doors to the ground floor offices and upper flats relocated to accommodate the new staircase.

2.6 Sustainability

To reflect the existing quality and character of the surrounding area and to respect the status of the original building the materials, techniques and fittings used in the proposal will be of a high quality and standard to achieve longevity. Insulation levels will meet all Building Regulations.

3.1 Planning Context

Planning Authority: London Borough of Camden

The existing apartment building is not listed

The existing building is not within a Conservation Area

3.2 Planning Advice

Advice in the preparation for planning was that there were no significant issues with the proposal.

4.0 Summary

This Design and Access Statement recognises the importance of designing appropriately and in accordance with the planning design advice given as outlined in the previous sections of this report.

The proportion and rhythm of the rear and front façade match the existing properties. The proposed use of painted timber windows will compliment the existing. The look and selection of any materials will be in keeping with the existing surroundings.

5.0 Appendix

In reference to this Design & Access Statement please refer to the following drawings:

LOV 051	Existing Site + Block Plan
LOV 052	Existing GF + 1F Plan
LOV 053	Existing Loft + Roof Plan
LOV 054	Existing Elevations
LOV 055	Existing Sections
LOV 151	Proposed GF + 1F Plan
LOV 152	Proposed 2F + Roof Plan
LOV 250	Proposed Section
LOV 350	Proposed Elevations

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