

Design and Access statement

Property:

Rear Garden Studio Flat

F No 61 Oakley Square

London

NW1 1NJ

PROPOSAL: FLAT F SINGLE STOREY EXTENSION



Front View from Oakley Square (No 61)

Property

Characteristics

The Existing site with a net area of about 172 sq. Metre consists of front Entrance, Rear garden/private amenity, The main residential listed building (Mid-Terrace six storey building consisting of a foot-print area about 87 sq. Metre for the main building and 21 sq. Metre for Flat F located at the rear garden).

The site is located with excellent access to national motorway network and Public Transportation system via bus links and train networks. The mentioned road access networks are mostly based within a radius of less than twenty metres away from the property, all respectively accessible about Mornington Crescent. There are also a number of local green amenities around such as Oakley Square Gardens (Opposite the property).

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There will not be any development taking place over the main building (listed building) as the proposal only concerns the garden studio flat/flat F.

We understand that Garden studio flat/Flat F subject of proposed development is Not a Listed Building therefore a heritage statement will not be required.

Planning Appraisal

The design philosophy has been to exploit the initial design to enlarge the existing self-contained flat through a minor single storey extension close The London Plan minimum size area.

Existing Flat F GIA: 15.7 m²

Proposed Flat F GIA: 27.5 m²

Including:

-A, Kitchen, a Bathroom and Living room as a Self-contained flat.

The principle of this proposal is to improve the existing accommodation, incorporating a sensitive approach towards design and access parameters without compromising the facilities and amenities of local residents.

The proposal provides a sustainable form of development and will not affect adversely the character of existing architectural style, height and rhythm of street scene. The submitted plans comply where appropriate with planning and building regulation requirements (Part E), Camden Borough Design Guides SPD including:

This proposal:

-Responds to an assessment of the user needs and incorporates the principles of “building for life” and “sustainability” both for the use and construction of the building, these being key objectives.

-In view of the degree of separation from the boundaries, the design would not be overbearing or visually obstructive, nor would it cause a harmful loss of light or overshadowing to adjoining properties.

In general, as an existing accommodation it would still match the character and appearance of the adjoining properties, would safeguard the amenities of adjoining occupiers and would not lead to conditions that prejudicial to highway safety and free flow of traffic.