

APARTMENT 8, 12 SMYNA ROAD LONDON NW6

DESIGN STATEMENT

DESIGN & ACCESS STATEMENT Full Planning Application for the removal of a rear window, to be replaced with a single door and the addition of a small balcony to the rear of apartment no.8, 12 Smyrna Road. London. NW6

1. Introduction

- This statement is submitted in support of a Full Planning Application for the removal of a rear window, to be replaced with a single door and the addition of a small balcony to the rear of apartment no.8, 12 Smyrna Road. London. NW6 • This Design and Access Statement has been prepared to cover the design principles and concepts that have been applied to the proposed development. The statement follows the advice in Department for Communities and Local Government.
- apartment 8 is a 2 bedroom top floor apartment in a block built in 2007. Set in a quiet location, bounded by properties on all sides. The buildings to the north and west of the site were built in 1885 as stables, coach house and an ancillary flat at first floor level. Smyrna Road Mansions, a four storey, residential mansion block directly abuts 12 Smyrna Road. The property lies equidistant between West End Lane and Kilburn High Road and therefore is well placed in terms of local amenities including shops and community facilities. It is well served by public transport with regular bus services running along both of these major roads. In addition the property is located a short walk from West Hampstead underground (550m) and Kilburn High Road station (580m)
- The design approach seeks to use the site in a way which will enhance its character with the proposed development and the character of the surrounding area. • A copy of the site location plan is provided as part of the application. • Copies of the proposed plans are provided under separate cover. • Neighbours have been consulted at this stage and comments have been received, considered and where deemed appropriate have been included in the design rationale. Given that the proposals are not of a sensitive nature, we feel that there will not be any objections to the proposals.

2. Design

1.1 SITE CONTEXT • The site is located on Smyrna Road, London. • The site is accessed through a communal front entrance on Smyrna Road, a quite populated residential road. Car parking is provided on the street with residents permit parking, as is the case with most of the surrounding streets in the vicinity. The site is close to local amenities, and within walking distance of stations and local shops, restaurants. Local supermarkets, Leisure Centre and school are again approximately 5 minutes drive away. • Local railway stations I provide excellent train services to London, the north and beyond. • An excellent public road transport system provides a bus service to the local towns. • The underground station is again within walking distance of the property and provides excellent transport links to all parts of London. • The immediate area is predominantly residential. • The complex of apartments at 12 Smyrna road, is of a very contemporary design, and was originally designed with consideration of the surrounding properties built in 1885. • The proposal of a balcony

with glass balustrade is in keeping with the contemporary design of the building, but the client is open to change of materials if preferred by the council. This proposal in no way detracts from the original design and style of the property, but we feel that the proposals enhance the buildings character. From the balcony there are no overlooking issues into any surrounding habitable rooms. The windows that are within site are that of stairwells.

- Flats within the same building have balconies/Terraces granted within the original planning application, which DO overlook neighbouring properties.

1.2 USE • The proposed balcony will allow the client to utilise a small section of flat roof, sited above a corridor for the flats below, which they have a share of the free hold. The balcony will provide the Client the opportunity to have outside space, a key feature within the 'LONDON PLAN' • replacement of the window for a door within the kitchen will allow a huge amount of daylight into the property • The building is ideally located to provide accommodation with easy access to the local amenities and transport infrastructure. • The proposed development will be constructed sympathetically to tie in with the existing buildings features.

1.3 AMOUNT • Central to the scheme design has been the desire to serve the Client in the target market and provide a property which maximises the use of the site in a way which will enhance the character of the building and surrounding local context. The density is considered justified in this location which has good accessibility to a range of facilities and services, including public transport access. • We feel that there will be no effect in the Social Context, given that the proposals are in the main to provide a small balcony to an existing dwelling, and giving the site a n enhanced aesthetic appeal. • We have considered the potential overlooking/ overshadowing possibilities and feel that our proposals do not increase the potential for this as the proposals sit within a well- proportioned site. • On an Economic Context the proposals will have a positive effect on the attractiveness to local investors.

1.4 LAYOUT • The general character of the immediate area around the site is that of a tight knit urban grain with a predominance of mansion apartments.

1.5 SCALE • The site is highly accessible in a much sought after postcode location, well served by public transport and the design takes account of personal accessibility. • Overall the nature of development proposed is considered to enhance the character of the existing building and surrounding area and as such the proposal is considered to reflect the guidance. .

1.6 PARKING • On street parking will remain unaffected.

3. Access

3.1 VEHICULAR AND TRANSPORT LINKS • The site is accessible by foot, by cycle and public transport which is consistent with current government policy. • As mentioned previously, bus, train and underground transport provides excellent public transport links to London and beyond on an regular basis aimed to encourage the use of public transport. • The vehicular access to the site remains unchanged. • Travel distances comply with current Planning and Building Regulations policies. • Crime prevention measures are to be taken into account as and when the building works proceed. • Overall the development is considered to satisfy the requirements of PPG13 and Local Policy.

4. Evaluation

- The proposals are not of a sensitive nature and we feel will enhance the local area, not detract from it.
- Just as it will respond to its owners, the development also responds to the unique context of the site, both in its inhibitive location conditions, and its strong residential surroundings.
- The proposed external finishes will enhance the look of the building while fitting in with its neighbours

5. Photographs of existing balconies within 12 Smyrna Road.

