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DESIGN AND ACCESS STATEMENT

Erection of a first floor side extension with
associated alterations at ground floor level

October 2017

*80 Westbere Road,
London,
NW2 3RU*

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Appendix 3: Cabrio Balcony Window Fakro - Specification Details

1.0 Introduction and Aims

- 1.1 This supporting Design and Access Statement has been prepared by Drawing and Planning Ltd, Mercham House, 25-27 The Burroughs, Hendon, London, NW4 4AR (0208 202 3665).
- 1.2 This statement supports a planning application submitted on behalf of the applicant and will look to outline the design principles of the development and address the access, streetscape and parking amenity issues.
- 1.3 This Statement has been prepared for the proposed construction of a first floor side extension, a new bay window feature and a pitched roof to match the existing, as well as solar panels.
- 1.4 This application should be viewed in conjunction with the previous application and further amendments for alterations to the subject property, which proposed a near identical proposal for roof design alterations at this property. The applications were subsequently submitted to and approved by Camden Council (see decision notice on appendix)

Householder Planning Application – Ref 2012/6828/P Granted
Householder Planning Application – Ref 2013/6718/P Granted

- 1.5 The purpose of this statement is to justify the planning application proposal and to demonstrate that the development will positively enhance the area and have no adverse effects on the immediate or surrounding streetscape or parking concerns.
- 1.6 The proposed plans to accompany this application, have been designed by Drawing and Planning Ltd and the detailed drawings to accompany this application are attached.

2.0 The Site

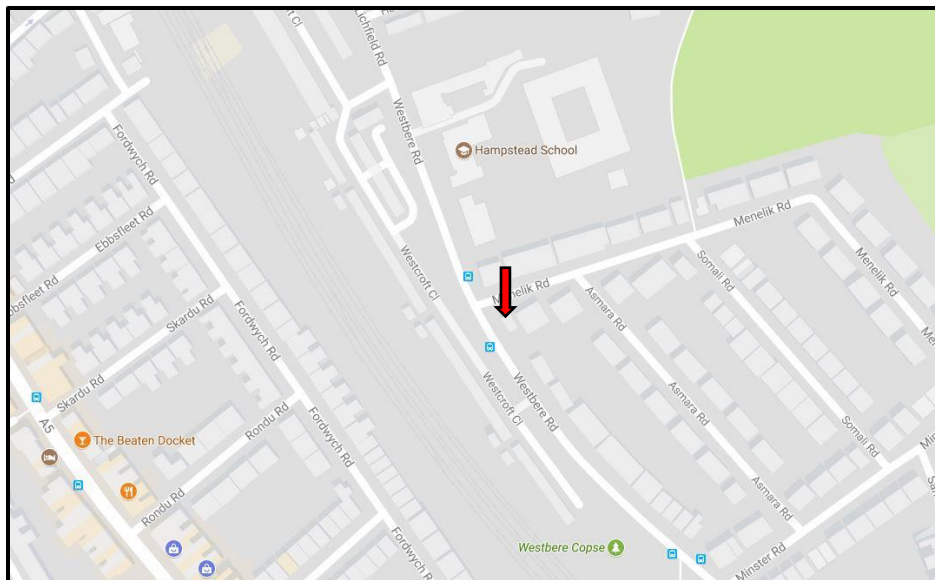


Fig. 1: Map showing the location of 80 Westbere Road, London, NW2 3RU



Fig. 2: Existing View: Front Elevation 80 Westbere Road, London

3.0 Site and Surrounding Area

- 3.1 The subject site is a detached single family dwellinghouse located on the east side of Westbere Road and on the corner of Menelik Road. The property is not listed nor located within a Conservation Area. The site lies within the administrative boundaries of the London Borough of Camden. The surrounding area is predominantly residential comprising of semi-detached two storey properties.
- 3.2 The site consists of a two storey dwelling that contains an entrance hall, living room, and open plan kitchen-dining room at ground floor level, as well as utility rooms. The first floor comprises of one double bedroom with en-suite bathroom, two single bedrooms and a family bathroom. A guest bedroom is located in the loft. The garage located on the south-eastern end of the plot and a hardstanding provide sufficient car parking space for the family. The private outdoor amenity area, at the rear of the property, has a large grassed area and a storage shed located at the rear corner of the property.
- 3.3 The ground floor of the premises has previously been in use as a nursery school (known as the Little Ark Montessori School) since 1993. The upper floor has a lawful use for residential purposes but is not self-contained from the ground floor. Since the nursery has vacated (about four years ago) and the house has been refurbished internally for residential accommodation, the property is currently used as a single family dwelling.

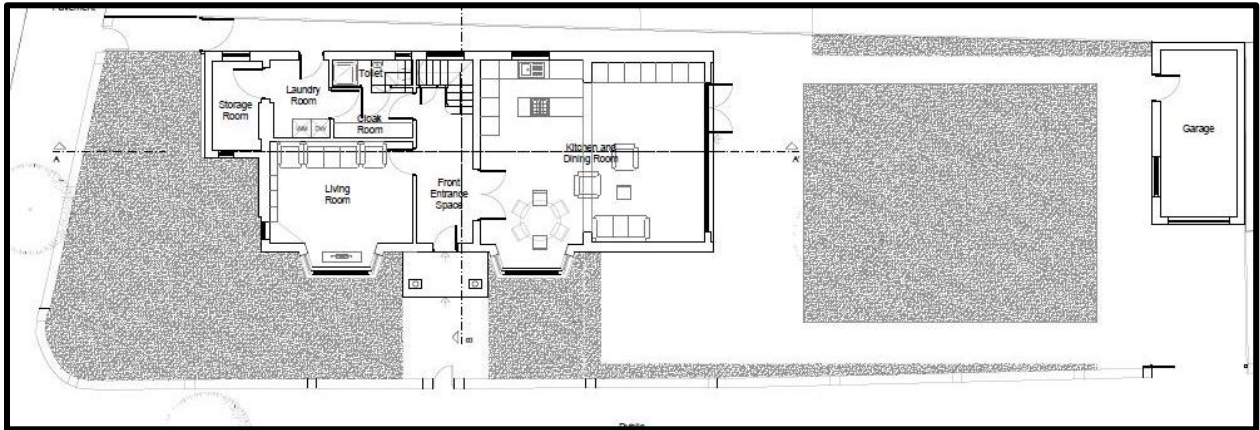


Fig. 3: Existing Ground Floor Plan – 80 Westbere Road, London

4.0 Planning Considerations

4.1 Relevant planning documents and planning policies in the Adopted Local Development Framework Core Strategy (2010) Plan and Development Policies (2010), as well as the Supplementary Camden Planning Guidance (amended November 2011). The Town and Country Planning (General Permitted Development) Order 1995 (as amended).

4.2 *Core Strategy Adopted 2010*

Policy CS 5: Managing the impact of growth and development

Policy CS5 focuses on the protection of amenity for residents and people visiting Camden. It is considered that the two-storey, pitched roof design of the side extension is in keeping with the design of the terrace and relates well and connects to its surroundings. The proposal will not have any negative impact on the area and the neighbours.

Policy CS 13: Tackling climate change through promoting higher environmental standards

The proposed development have been designed to preserve the character and appearance of area and would enjoy the environmental benefits of solar photovoltaics.

Policy CS 14: Promoting high quality places and conserving out heritage

The proposed development have been designed with the highest standards to provide the best quality development to the occupiers and neighbouring residents, and has been designed in respect character of the local area surrounding 80 Westbere Road.

4.2 *Development Policies Adopted 2010*

Policies DM 24 (securing high quality design) and DM26 (managing the impact of development on occupiers and neighbours) reinforce the above-mentioned policies extracted from the Core Strategy and have been taken into account when designing the proposal.

4.3 *Camden Planning Guidance*

Camden's Design Guide promotes high quality design for development in the Borough. The proposed development would be of the highest quality of design and improve the appearance of the subject building. It is considered that the new bay window feature would enhance the character of the building.

4.4 *Planning History*

Ref 2013/6718/P: alterations to fenestration at first floor and roof levels to include a new balcony to south elevation, new dormer to front elevation and other minor works - **Granted**

Ref 2012/6828/P: Erection of first floor side extension and erection of dormer in rear roofslope and rooflight in side roofslope together with enlargement of roof to existing single-family dwellinghouse – **Granted**

Ref 2012/4648/P: Erection of first floor side extension and erection of dormer in rear roofslope together with enlargement of roof all to existing single-family dwellinghouse - **Withdrawn**

Ref 2003/0213/P: Change of Use of the first floor from Class C3 (residential use to Class D1 (Day Nursery) to be used in conjunction with the ground floor nursery, together with the erection of an external staircase of rear first floor level – **Appeal dismissed**

Ref 2003/0212/P: Removal of additional condition 02 of planning permission PL/9101150 for change of use of the ground floor as a nursery school, which made the permission for the Day Nursery personal to Ms. A. Coyne - **Appeal dismissed**

Ref PW9902877: Additions and alterations to existing garage building to provide additional accommodation for 8 extra children for the existing nursery school, allowing a total of 28 children – **Granted**

Ref 9500046: Continued use as a nursery school - **Granted**

Ref 9101150: Change of Use of ground floor from residential to nursery school - **Granted**

4.5 *Similar Planning Applications to neighbouring properties*

- Application for planning permission (**Ref 2015/1683/P**): Erection of a first floor side extension and a ground floor rear extension at 8 Regal Lane, NW1 7TH: **Granted**
- Application for planning permission (**Ref 2015/4539/P**): Erection of a single storey first floor side extension with rear roof terrace. Alterations to external finishes and windows of existing ground floor side extension, and enlargement and replacement of existing French doors on side elevation at 19 St Paul's Crescent, NW1 9XN: **Granted**
- Application for planning permission (**Ref 2014/6738/P**): Erection of single storey first floor side extension, installation of windows to ground floor front doors, replacement front door and installation of roof light at 13 Gloucester Gate, NW1 4AD: **Granted**

5.0 The Proposal

- 5.1 This application proposes the erection of a first floor side extension, a new bay window feature, with a pitched roof to match the existing, and solar panels to the western and eastern roof slopes. The principle of a first floor extension to the side of the property has been approved by Camden Council (Application reference **2012/6828/P**) and this application aims to maximise the potential of the site by proposing an extension matching the width of the original house.
- 5.2 The application site is a detached two-storey dwelling house situated on a medium sized corner plot. The proposed side extension would be set in approximately one metre from the boundary when viewed from the rear of the plot. The roof pitch and eaves height would match the host dwelling and the extension would form an appropriate addition to this detached property, which would be very similar to that already approved.
- 5.3 As such, it is considered that the proposal would not have an adverse impact on the character and appearance of the host dwelling or surrounding area, and would be compliant with Policies CS5 and CS14, and DM24 and DM26 of the Core Strategy (adopted 2010).



Fig. 4: Side elevation, 80 Westbere Road

Use

- 5.4 The existing residential dwelling is occupied by a single family. The design of the proposed development is to ensure that the dwelling house has the required additional floor area to improve the family's quality of life.

Amount, Scale and Layout

- 5.5 The proposed side development will also provide additional floor area at first floor level. The dimensions of the proposed extension would match the depth and width of the existing ground floor extension. The extended first floor would support a new double bedroom.
- 5.6 This application proposes the enlargement of the loft space to provide additional space to the existing guest bedroom. The addition of one Cabrio balcony window to the new loft space will provide natural light and ventilation roof space (see Appendix 3 for specification details).
- 5.7 The last element of the proposal is the addition of 12sqm solar panels to the western and eastern elevations of the building. They would be located adjacent to the existing dormers window and are aimed to provide free energy to the occupier family.

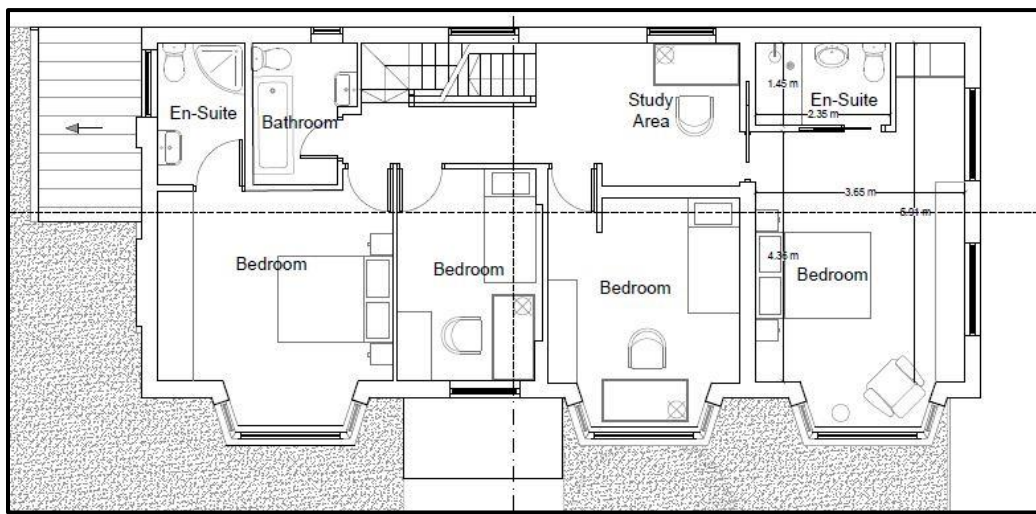


Fig. 5: Proposed first Floor

Appearance and Amenity

- 5.8 The proposed development would include a new bay window feature on the front elevation of the extension as shown on the attached drawings. A bay window is an existing feature of the building and its replication on the proposed extension would enhance the character of the property.
- 5.9 The impacts of the proposal on the neighbouring properties have been assessed for the neighbouring properties of 1 Menelik Road, and 78 Westbere Road.
- 5.10 No. 1 Menelik Road, is located to the east of the site and is the adjacent property. The principle of a first floor side extension has been approved and this proposal would have an identical width when viewed from No.1 Menelik Road. Additionally no window would be created to the rear elevation in order to protect the privacy of the adjoining property. It is therefore considered that the proposal would not result in a loss of outlook of this neighbouring property.

- 5.11 No. 78 Menelik Road, which is the adjoining property, is located directly to the south of the site. The proposed extension would be located more than 10m away from this neighbouring property, the proposed development would not cause any additional harm than that previously approved by reason of the size of the garden of No.80 and the distance between the two buildings.
- 5.12 No additional overlooking into neighbouring properties would be created by the construction of the extension due to its characteristics. The design of the first floor extension has ensured that there is no direct viewing into surrounding neighbouring properties and that they do not shade any neighbouring living areas. Therefore there will be no effect on the neighbouring properties amenity or the character of the area.



Fig. 6: Proposed Side Elevation

- 5.13 The proposed materials to be used during the construction works will be in keeping with the style of the dwelling and other properties in the immediate surroundings. The proposed window and door joinery will complement the existing windows and doors ensuring that the architectural character of the dwelling is unharmed. The side windows of the proposed extension are located a long distance from the neighbouring house so that the proposal would not cause any overlooking and loss of privacy. Overall the design has ensured that the amenities for the occupants of the subject dwelling and neighbouring properties is enhanced.

Landscaping

- 5.14 No changes are proposed to the existing soft landscape as a result of the development works. There are no trees on the site that can be affected by the works.

6.0 Accessibility

6.1 Vehicular Access and Parking:

No changes have been carried out to the access and parking requirements of the site.

6.2 Refuse and recycling:

No changes have been made to the provision of refuse bins suitable to serve the existing family dwelling.

7.0 Conclusion

7.1 This Statement has been prepared for the proposed construction of a first floor side extension, a new bay window feature and a pitched roof to match the existing, and installation of solar panels.

7.2 The proposal, in our opinion, is one that will give rise to an appropriate development to this part of the Borough. The proposed development is demonstrably benign in terms of characteristics and effects to the immediate and surrounding environment.

7.3 Based on the above statement it is clear that the proposed development will be sympathetic to the natural and built environment. For the reasons outlined within this statement, it is requested that the Council look upon favourably with a view to granting planning permission.