

D&A PLANNING STATEMENT

PREPARED BY: Barnes Design
PROJECT: Garden Flat, 43 Countess Road LONDON NW5 2XE
REF: BDR 610



Proposal:

The proposal would see a rear and side return infill extension to an existing ground floor one-bedroom garden flat.

Process:

The process involves an extension at the rear and reconfiguration of the internal layout, to provide two bedrooms, one large bathroom and a large open plan living/dining area. The front of the property will remain the same.

The property itself is a three-storey Victorian terrace, split into two flats, located within the Kentish Town conservation area. North east of Countess road, the street is made up of predominately three-storey residential terraced dwellings.

Relevant Policy Applied – National Planning Policy Framework (2012), Lifetime Homes (2010), Camden Local Plan & Supplementary Planning.

Use: Existing residential C3

Layout:

The layout will safeguard the viability of the property in benefitting a wide range of individuals, laid out in a light and spacious manner, with wide set corridors and doorways leading into all main habitable rooms.

Quality and Amount of Accommodation:

The design of the proposed accommodation was carefully considered and designed around the framework for National Technical Housing Standards, the London Plan and Lifetime Homes to ensure the property will be beneficial to a wide range of individuals and has the potential to be altered to the changing needs of the population over years to come.

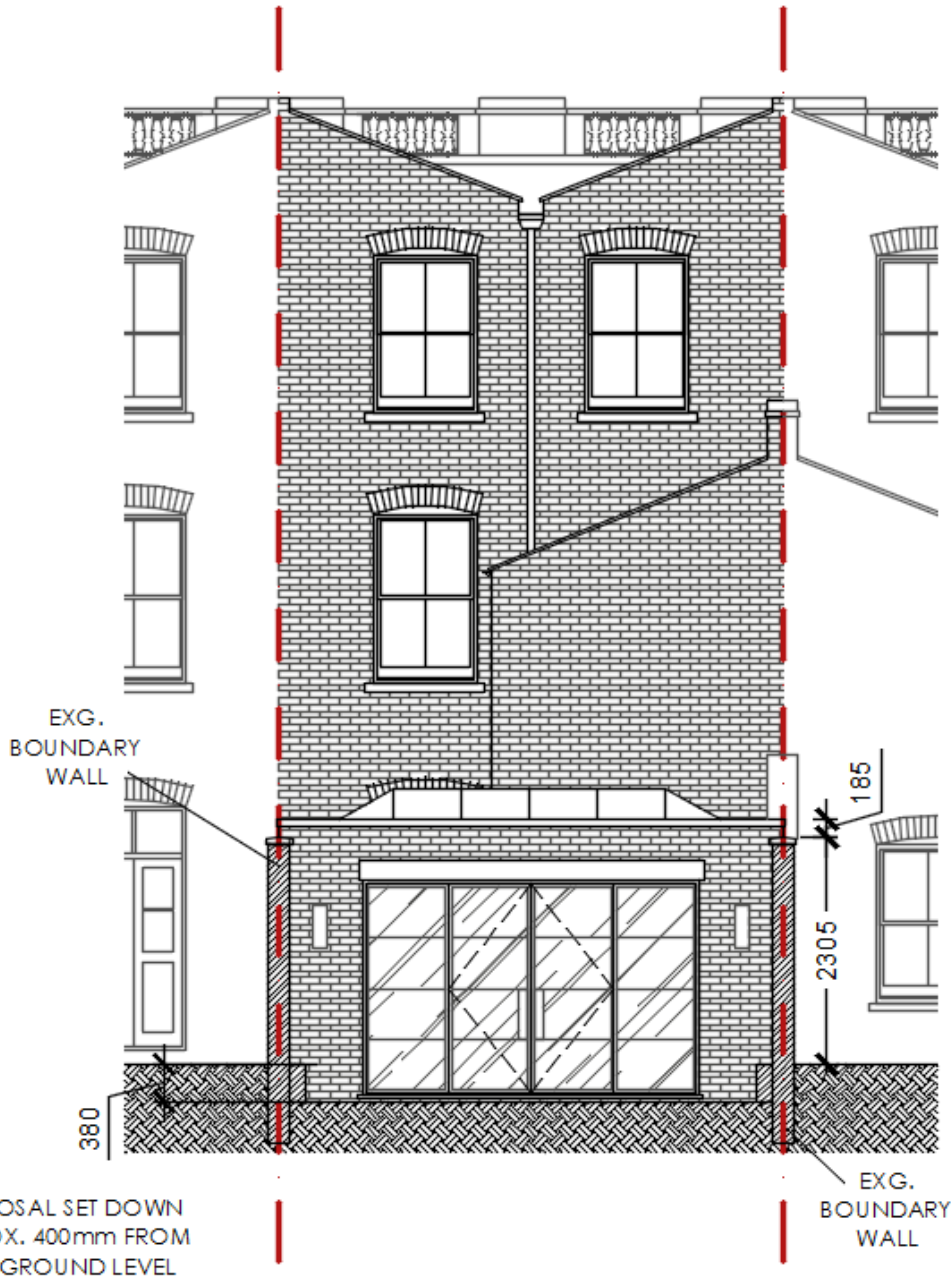
Area	London Plan Required floor area	Proposed
Kitchen/Dining <i>Combined</i>	29 m ²	37.5 m ²
Bedroom 1	12 m ²	11.5 m ²
Bedroom 2	9 m ²	7 m ²
Bathroom	3.6 m ²	5 m ²
Amenity	6 m ²	57 m ²
GIA 2bed 3person	61 m ²	68.5 m ²

The table above shows the min. GIA requirements as outlined in the London plan. This shows that despite falling slightly short on the min. area for a single bedroom, the overall layout of

the proposal does exceed min. requirements. This also includes, built storage, ceiling heights, and access under part M etc.

Scale:

The scale of the extension will not exceed the existing height of the boundary walls on either side and will also retain more than 50% of the garden footprint.



Appearance:

The newly proposed extension has been designed carefully within the existing architectural style and language of the area. Paying attention to the existing massing and layout.

A traditional pallet of masonry materials will harmonise with the existing and adjoining properties and crittall glazed multi glazed doors will complement the house a whole.

Landscape & Amenity:

The proposal will retain the private access and amenity, with the main living spaces having direct relationship and access. All existing trees and soft planting will be retained, with any additional planting being sympathetic and native to the surrounding area, helping to increase and maintain biodiversity. This will include topiary evergreens and low maintenance flowering perennials.

Access:

In line with Lifetime Homes Design Criteria (2010) access to the application site will be via the existing drop curb entrance. All entrances will have an accessible threshold with a max 15mm upstand and a min 800mm door width.

Sustainable Design:

The building design intends to incorporate sustainable techniques wherever possible, thereby reducing CO2 emissions. Included in the proposal are a variety of sustainable features to ensure a high level of performance from the building and ensure sustainable life style practices.

Thermal Insulation: The roof space will be lined with insulation to meet current Building Regulation requirements. All the windows will use low-e double glazed units.

Ventilation and heating: Passive cross ventilation will be provided was possible

Electricity and Lighting: Low energy lights will be installed throughout, including lights fitted by the external doors. The design aims to allow a high degree of natural daylight into the property, to alleviate the need for excessive use of electric lighting.

Macerators in kitchen sinks will reduce waste storage issues relating to odours and vermin.

Conclusion:

The proposal maximises the shortfall of space required for a modern lifestyle, increasing the longevity of the flat needed for a professional and starter family.