

5 ACHILLES ROAD

CON | FORM  
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5 ACHILLES ROAD  
DESIGN & ACCESS STATEMENT

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## 1.0 \_ INTRODUCTION

# INTRODUCTION / DRAWINGS

## 1.1 - INTRODUCTION

con | form architects have been employed by our clients Nabeel Abdoula & Amina Adam to adapt and extend their existing home at 5 Achilles Road to increase the size of the home, improve the quality of accommodation and make the dwelling suitable for modern living for their growing family. This application is therefore submitted to Camden Council seeking planning consent for a single storey side return extension to provide additional Kitchen space and allow for an adapted and improved ground floor layout.

This design and access statement is provided in support of this householder application in conjunction with the existing and proposed drawings.

## 1.2 - DRAWINGS

Drawing	Title	Scale	Size
<u>Existing Drawings</u>			
541_001	Site Location Plan + Block Plan	1 to 1250/1 to 500	A3
541_101	Existing Ground Floor Plan	1 to 100	A3
541_102	Existing First Floor Plan	1 to 100	A3
541_103	Existing Second Floor Plan	1 to 100	A3
541_104	Existing Roof Plan	1 to 100	A3
541_111	Existing Section AA + Rear Elevation	1 to 100	A3
<u>Proposed Drawings</u>			
541_201	Proposed Ground Floor Plan	1 to 100	A3
541_202	Proposed First Floor Plan	1 to 100	A3
541_203	Proposed Second Floor Plan	1 to 100	A3
541_204	Proposed Roof Plan	1 to 100	A3
541_211	Proposed Section AA + Rear Elevation	1 to 100	A3

## 2.0 \_ SITE & EXISTING BUILDING / ACCESS

# SITE & EXISTING BUILDING / ACCESS



Front Elevation of 5 Achilles Road

## 2.1 - SITE & EXISTING BUILDING

The site is located at 5 Achilles Road, London, NW6 1DZ, within the London Borough of Camden. The site is not located within a Conservation Area. The street is sited at the southern end of Fortune Green and forms part of the 'Greek Roads' and comprises of a terraced street with good quality housing stock. Many properties have been adapted with rear and roof extensions.

## 2.2 - ACCESS & TRANSPORT

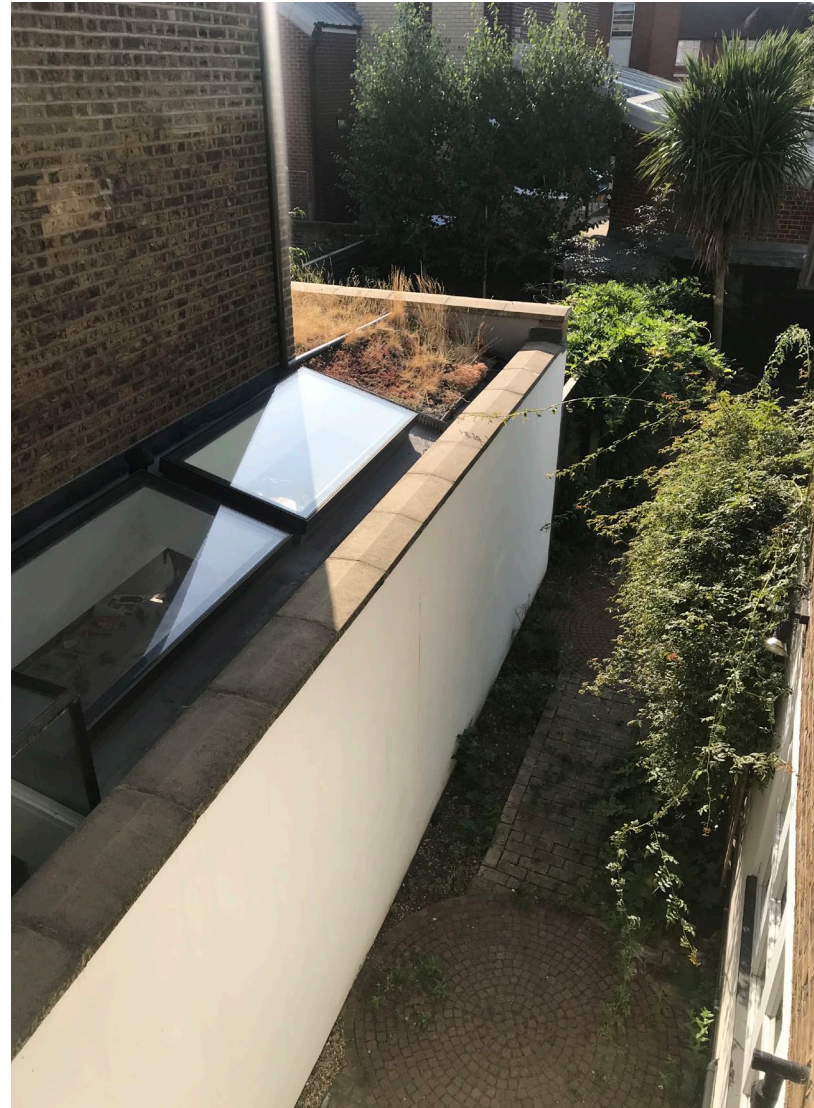
Access to the house is via Achilles Road and is around 20 minutes walk from West Hampstead Station. There are excellent bus links nearby and the street is well located in proximity to many local amenities on Fortune Green Road. The property is access from the street and two steps lead up to the main entry door. At the rear, the garden is two steps lower the lowest level.



# SITE PHOTOGRAPHS



Existing Side Return



Neighboring rear extension (3 Achilles Road)



Rear of 5 Achilles Road



## 3.0 \_ PROPOSED WORKS

### 3.1 - LOCAL PLANNING HISTORY

The following information relates to planning applications relevant to this application and is taken from online planning searches within Camden and on Achilles Road last 5 years.

52 Achilles Road

Application Ref: 2018/0398/P - Approved

Proposed erection of single storey rear and side infill extension and installation of 3 no. rooflights to front roof slope of dwellinghouse

35 Achilles Road

Application Ref: 2018/0164/P - Approved

Erection of a single storey side/rear infill extension.

16 Achilles Road

Application Ref: 2017/6904/P - Approved

Single storey side/rear infill extension

3 Achilles Road (Neighbouring Application)

Application Ref: 2012/5184/P - Approved

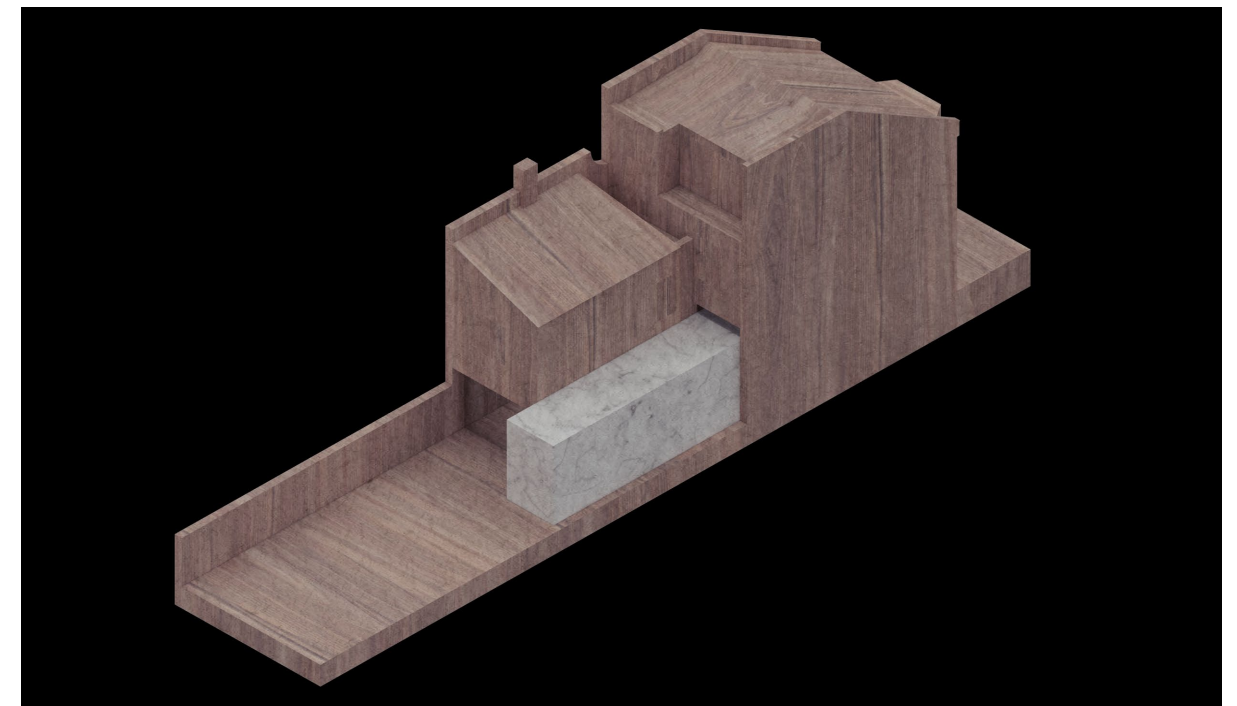
Erection of an infill side and rear extensions at ground floor with 2x rooflights to side extension and green roof on roof of proposed rear extension to family dwelling.

The above applications are in close proximity to the application site and comprise of similar extensions to existing properties of the same nature as 5 Achilles Road and therefore form material considerations in determining this scheme. Furthermore, application ref: 2013/0981/P for the application site, was approved in 2013 and is extremely similar to the proposed scheme with the exception of a slightly increased footprint and alternative materiality.

### 3.2 - DESIGN, SCALE & MASSING

The proposal for a single storey side return extension is in line with many permitted schemes in the area. The scale and massing of the scheme is subservient to the existing dwelling and follows well established principles set by these other permitted schemes. The height of the extension is limited to 3m and matches the height of the adjacent rear extension at 3 Achilles Road. In terms of footprint, the side return extension is proposed to extend beyond the line of the existing outrigger, roughly half the distance of the adjacent extension.

The design concept is that the extension should read as a single homogenous element that is slotted between the adjacent extension and the existing outrigger. This element is clad in marble which will sit sympathetically next to the white render/brickwork of the existing house.



# CONCLUSION

## 4.1 - CONCLUSION

The proposal is for a high quality single storey side return extension to provide additional floor space, improve the quality of accommodation and make the dwelling suitable for modern living for a growing family. The intervention is sensitive to the scale and form of the building and the design and materiality compliment the existing setting.

The proposal represents an enhancement in use to the existing building and will significantly improve its performance. As a result, this will prolong the useful life of the building and will preserve and enhance the character of the original house.