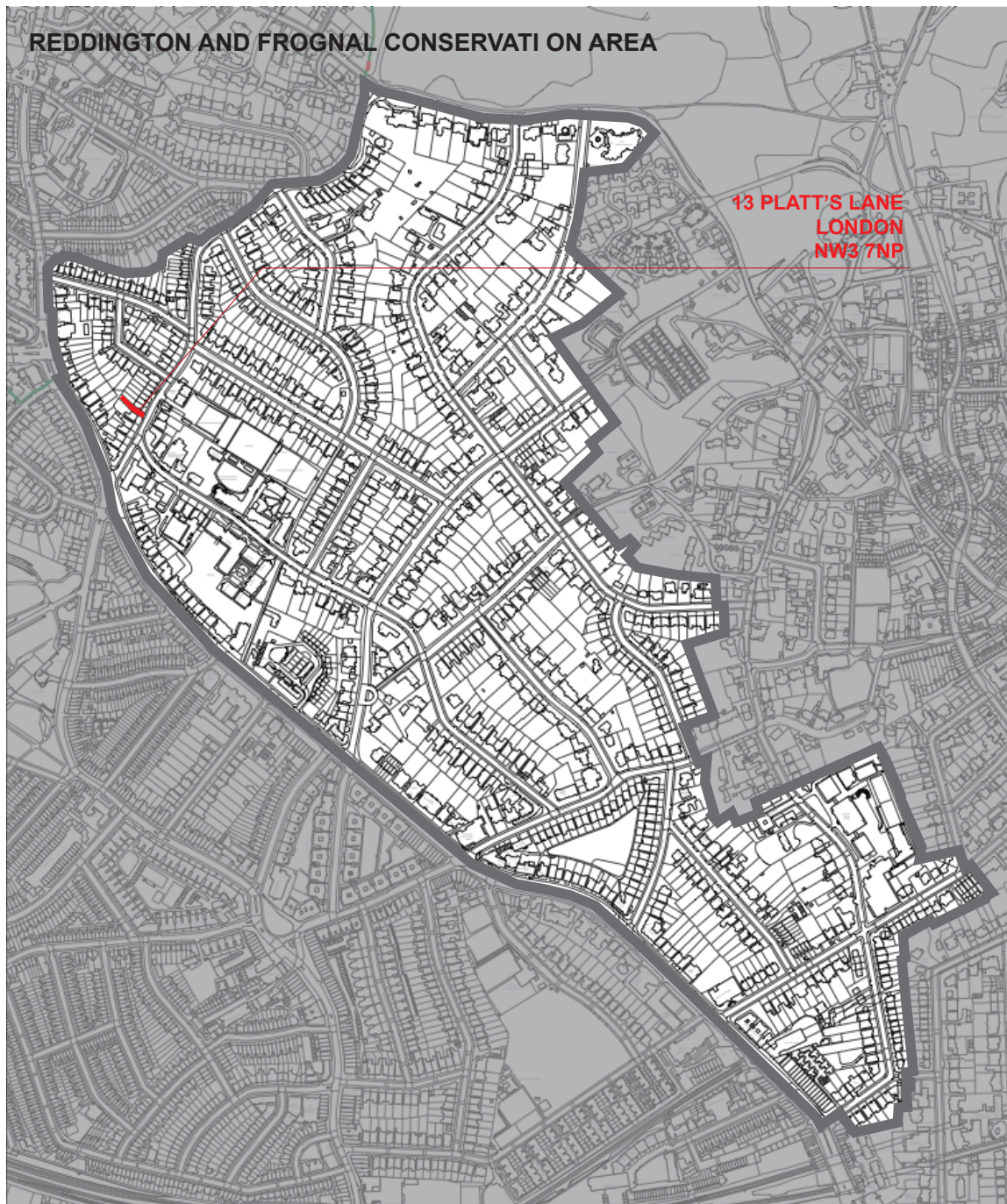


AKITAKOMARARCHITECTS

DESIGN & ACCESS STATEMENT

APPLICANT: Mr & Mrs Ram
SITE ADDRESS: 13 Platt's Lane London NW3 7NP
PROPOSAL: Ground floor rear extension and internal alteration.
Front garden rearrangement including erection of a timber enclosure and a front gate.
AGENT: Akita Komar Architects
DATE: 22. 10. 2018



SITE LOCATION PLAN

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1. INTRODUCTION

This is 'Design & Access' statement with the basis of the acceptability of these proposals in relation to national guidance, regional and local policies in force governing the determination of planning applications. This is in relation to ground floor rear extension and internal alteration, as well as front garden rearrangement including erection of a timber enclosure and a front gate on 13 Platt's Lane.

2. SITE ANALYSIS

2.0 EXISTING STREET VIEW



13 Platt's Lane: Existing street view



15 Platt's Lane



17 Platt's Lane



Various developments can be seen on Platt's Lane

2.1 LOCATION

Redington/Frogna Conservation Area

The conservation area is situated on the slope to the west of Hampstead as they fall towards Finchley Road the Conservation Area is defined by the relationship of the streets and houses to the contours of the hills. These slope contained a number of tributaries of the Westbourne River which rises at the top of the Heath. When the area was developed the streams were culverted and now flow underground.

The bulk of the Redington/Frogna Conservation Area was originally designated in June 1985. 13 Platt's Lane was added in June 1922 as an area on the north-western boundary of the Conservation Area extension.

2.2 PLANNING HISTORY

A lawful development certificate (2007/3373/P) proposing "The erection of a single storey rear extension" was granted on 27th September 2007.

Similar size of ground floor rear extension has been granted since then on 15 Platt's Lane;

Householder Application (2016/2770/P)

- Ground floor extension with minor internal level alterations

Certificate of Lawfulness (2015/6600/P)

- Erection of single-storey rear extension & detached pool house. Alterations to windows and roof of main dwelling

Other neighbouring properties have also various ground floor extensions and dormers.
This has become the major style of the area.

2.3 HISTORICAL DEVELOPMENT

The architectural character of a large amount of the Conservation Area is the result of highly prolific partnership between two men: the architect Charles H.B. Quennel and the Irish builder-developer George Washington Hart. Due to their dominance in the production of house in the northern part of the Conservation Area, accounting for roughly one hundred houses over a period of sixteen years, it has been dubbed "Quennel-land" by Service (1989) and Cherry and Prevsner(1998). In 1896 Hart took up land on either side of Platt's land including Briardale and Clorane Gardens to the north and Rosecroft, Hollycroft and Ferncroft Avenues to the south. Whilst not all of this area was developed by the Quennel/Hart partnership, their houses make up a large proportion of the dwelling on each road. Quennel adopted a variety of styles for his houses ranging from restrained Art and Crafts to formal Neo-Georgian. He used rich red and soft orange brickwork, clay roof tiles, occasional areas of tile hanging and render, gables, and bay and dormer windows.

2.4 SUB AREA :BRIARDALE AND CLORANE GARDEN / PLATT'S LANE

By comparison with the majority of the Conservation Area, This sub area is of a modest scale incorporating predominately two and three storey semi-detached or terraced houses. It has early example of the partnership between the architect Charles Quennell and the developer George Hart.

Platt's Lane forms a relatively busy east-west route through, and along, the north-western boundart of the Conservation Area. Nos.13-27 forms a fine terrace of three storey, red brick houses featuring prominent gables to the road frontage.

2.5 FLOOD RISK

The site is on Zone 1 - Low Probability ; Land having a less than 1 in 1,000 annual probability of river or sea flooding as follow;



Flood map for planning

Your reference
13PL

Location (easting/northing)
525210/185972

Created
18 Oct 2018 7:09

Your selected location is in flood zone 1, an area with a low probability of flooding.

This means:

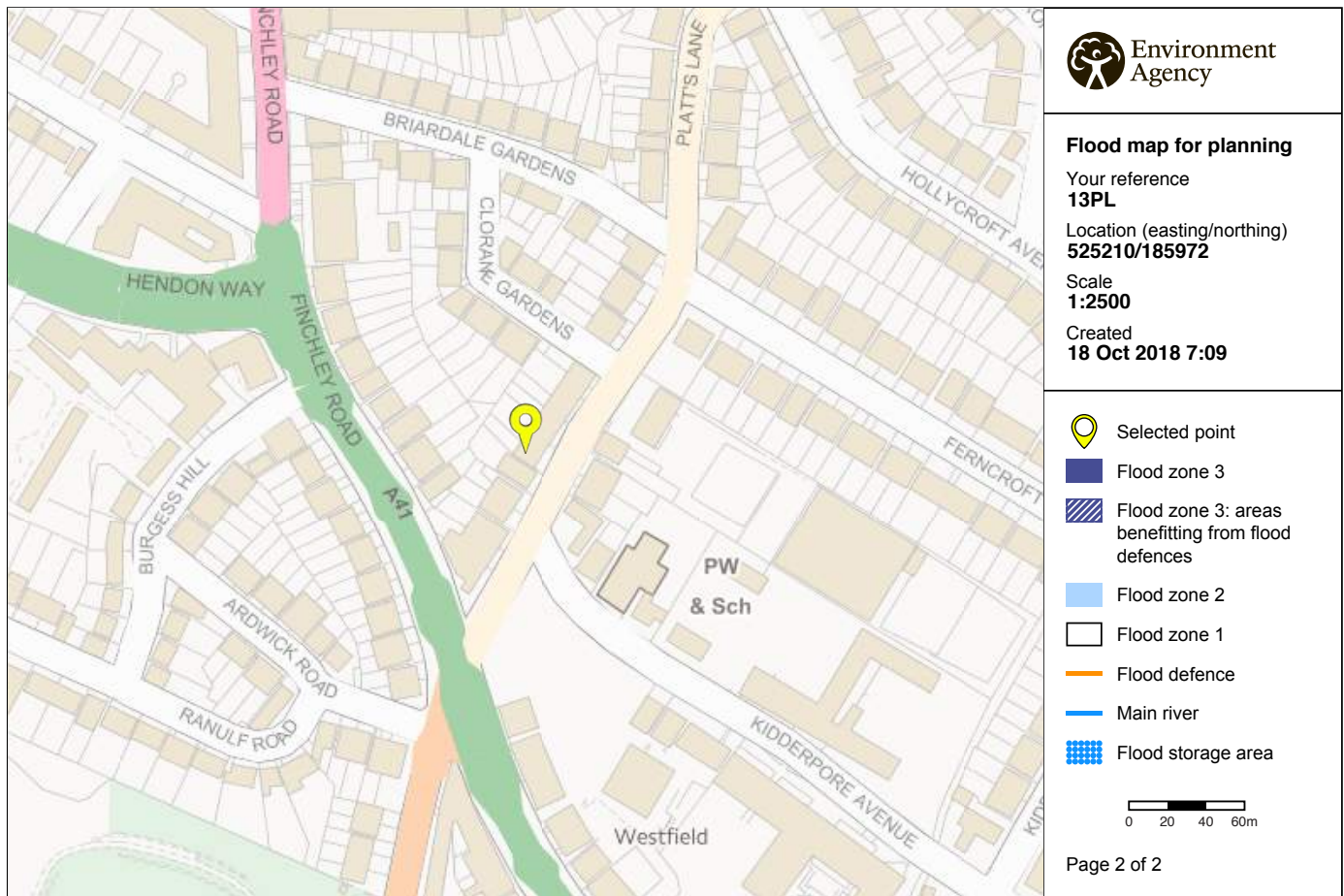
- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>



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3. DESIGN FACTORS

The main building has various floor levels and stair arrangements as they are main characters of the original building and the current extension followed the same. By this feature, whole internal space is extensive yet divided into small sections therefore hard to feel the space fully. The current extension lacks the sense of smooth transition between the main house and the garden.

The clients' main wish is to rearrange the levels and maximise the space to create one main family room on the ground floor.

The floor level of the proposed extension and a part of the ground floor is flushed with the existing lower ground floor as well as the existing patio to achieve clients' wish. The side wall is proposed to follow the boundary, which is the same way that the extension at 15 Platt's Lane was built, to create smooth transition from the main house to the garden and maximise the space. The proposed extension has a flat roof to unify the internal space, it also helps to create a green roof on top to comply with Camden Local Plan 7.22 Land scape design and greening.

Overall design of the proposed extension is simple, with a little detail of geometry on the rear face applied high quality materials as Camden Local Plan 7.32 states '*All residential developments are required to be designed and built to create high quality homes.*' The proposal would still pay respect to the main house and fit into the garden view.

4.SUSTAINABILITY

Thermal insulating materials will be used in the walls to meet and exceed current Building Regulation requirements. All the new glazing will be fitted with thermally efficient double glazed, high quality units to match the existing from a high quality supplier TBA.

Moreover, the proposed extension roof is designed to apply green roofing system/planting which would help not only to increase the energy efficiency but also improve neighbouring amenity.

5. ACCESS

There will be no change to the entrance point of the property.

6. NEIGHBOURLY ISSUES

According to our analysis of Right to light, we do not believe that the proposed development will have any detrimental effect on the proximity to the neighbouring property.



In addition, the proposed green roof system/planting will blend into the existing neighbouring rear garden context. The proposed extension will not harm the view from the distance or neighbouring properties.

7. CONCLUSION

The design seeks to maximise a usable area of the ground floor while improve living quality of the property. Well designed rear extension could comply with Camden Local Policy.

We believe that our design will be a notable addition to the property while keeping the feature of the landscape of the Conservation Area.

8. REFERENCE DOCUMENTS

Reddington and Frogna conservation area statement (2003)
Camden Local Plan (2017)