

# DESIGN AND ACCESS STATEMENT

51 QUEENS CRESENT, LONDON NW5 3QG

## DESIGN & ACCESS STATEMENT

**Proposal:** Mansard roof extension  
**Site:** 51 Queen's Crescent, London NW5 3QG

### Location and use of the existing building

The premises, which comprise a mid-terrace house on three floors front onto Queen's Crescent.

### Design Solution

The aim is to reconcile the pragmatics of the development within a form and expression that preserves the character of the existing buildings.

The massing of the proposed development is articulated in a unified form, which relates to the adjacent buildings in a regular and formal way.

The proposed use of vernacular scale, features and materials in terms of rhythm, proportions and form preserves the narrative, expression and calm of the existing buildings with added clarity.

### Planning policies

#### Government planning guidance

PPG3 encourages the development of housing in urban areas, particularly on previously developed and underused land within reach of community facilities and public transport. It encourages planning authorities to adopt a flexible approach to some design standards in order to foster sustainable communities.

PPS1 puts sustainable development at the centre of national planning policies, and in particular the need to increase the supply of housing in urban areas. Government planning policy guidance supports the proposal.

### The London Plan

The London Plan was published in February 2004. It contains policies that are relevant to and support this application: Policy 3A.1 states the objective of increasing housing in London; Policy 3A.2 encourages the use of higher housing densities particularly near good public transport routes; Policy 4B urges LPAs to maximise the potential of sites. Table 4B.1 illustrates appropriate levels of residential density and confirms that the proposal is within the recommended range of densities for flats in an urban area within 10 minutes walk of a town centre.

### UDP Policies

The unitary development plan encourages the provision of more housing in the borough.

### Car Parking

There is no provision for car parking.

### Access

The general movement to and through the site by all potential users is facilitated by a simple circulation pattern.

Pedestrian access into and within the building will comply fully with Lifetime Houses Standards as recommended by CABE and ODPM and Building Regulations.