

DESIGN & ACCESS STATEMENT/PLANNING STATEMENT

39 ACHILLES ROAD, LONDON NW6 1DZ

ON BEHALF OF:

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1.00 INTRODUCTION

- 1.01 This Design and Access Statement/Planning Statement has been prepared to support the Planning Application submitted to The London Borough of Camden for the side and rear single-storey extension to the ground floor property known as 39 Achilles Road, London NW6 1DZ.
- 1.02 This Statement should be read in conjunction with the Application Form, application drawings and other supporting documents.

2.00 DESIGN AND ACCESS STATEMENT/PLANNING STATEMENT

(I) The Design Process

- 2.01 Prior to the initial concept sketches/plans being created, we took into consideration the surrounding properties and the local architectural form along with grants of permission relevant to this Planning Application made by neighbours and nearby properties. Although it is clearly understood that the Council deal with each individual Planning Application on its own merit, it was considered beneficial in order for the initial designs to be in keeping with the local development.
- 2.02 The following list sets out the National and Local Planning Policy and Guidance documents which are relevant and those which have been given due consideration in relation to this proposal:

National:

- *Planning (Listed Buildings Conservation Areas) Act 1990;*
- *National Planning Policy Framework – as revised in 2018.*
- *Technical housing standards – nationally described space standard (2015).*

Local:

- *The London Plan (2016);*
- *Camden Local Plan (2017)*
- *Altering and Extending Your Home CPG (2019).*

- 2.03 The Planning History of the property is summarised below:

Application Ref: 2019/1763/P

Permission was granted by the Local Borough of Camden on the 15th July 2019 for a single-storey side and rear elevation of the ground floor residential flat.

(II) Use, Layout, Scale & Appearance

- 2.04 This application proposes construct a new single-storey side and rear elevation to the existing vacant ground floor flat to provide additional floor space to facilitate the refurbishment and modernisation of the property. The new extension will allow the rear element of the flat to become open-plan and provide for a large family kitchen and dining room/lounge area, as well as providing space for a new bathroom.
- 2.05 As noted previously the property already benefits from a grant of permission for a single-storey side and rear elevation however this application proposes to extend the extent of the new rear elevation external wall so that it matches the recent extension constructed to the neighbouring property 37 Achilles Road. This provides

for further internal living space and forms a more consistent rear appearance to the terrace of properties.

- 2.06 A small lightwell is proposed to the front of the new extension which allows for 3no new windows to be provided. These ensure that natural light is provided to the rear second bedroom, small bathroom and kitchen thus reducing the reliance upon electrical lighting methods. The new windows shall each be double-glazed timber sliding sash to match the fenestration and architectural style of the host property and the surrounding area. The creation of this lightwell also allows for the construction of a new manhole chamber which shall pick up the new and existing waste drainage.
- 2.07 It is proposed to construct the new extension with modern cavity external walls to the flank with facing brickwork in a stretcher bond. The brickwork shall be selected to closely match that of the existing building. We would be happy for the final brick selection to be subject to Local Authority consent by way of a planning condition.
- 2.08 Serving the new single-storey extension shall be a warm deck flat roof with a high performance felt roofing system to finish. Within the flat roof it is proposed to provide one large longitudinal skylight to flood natural light into the proposed kitchen, together with 2no further small skylights to the rear to provide the same to the proposed living room area. These additions further lessen the reliance upon conventional lighting methods and will create an attractive and healthy internal environment.
- 2.09 Enclosing the flat roof will be brickwork parapet walls finished with coping stones and all new weatherings and flashings shall be formed in traditional leadwork.
- 2.10 No alterations are proposed to the front of the property however the painted windows and renderwork will be subject to localised repairs and redecorations as it is considered an attractive and locally important terrace of properties which should be retained and enhanced. It is expected that the front garden area will have to be hoarded off at pavement level during the construction works in order to protect pedestrians and occupiers of the first floor flat and we consider that this matter could be agreed with the Local Authority by way of a planning condition.
- 2.11 Generally throughout, the ground floor flat shall be subject to a full renovation and modernisation. This shall include a renovation and redecoration of the existing retained windows and doors; the replacement of existing floor coverings; the provision of new heating and hot water appliances and a general upgrade of the system; a full service and reconfiguration of the existing electrical circuits; and finally a general redecoration of the property internally and externally which will be required as part of a standard refurbishment project of this type and which is clearly needed at the property.

(IV) Access Statement

- 2.12 Access to the site is from Achilles Road will remain unchanged as part of the refurbishment works described herein.
- 2.13 The property is provided with PTAL rating of 4 and is in close proximity to 6no bus routes and is a 15min walk from West Hampstead station which operates north-south Thameslink services from Bedford through to Brighton and a further 2min walk to West Hampstead underground station which provides TFL Jubilee line services to central London.