

DESIGN & ACCESS STATEMENT

to accompany planning application

First floor rear extension to 32 Raglan Street, NW5 3DA

for Mr. de Lastours and Ms. Kreis

30 January 2020

PREFACE

No Design & Access Statement is required to accompany this planning application according to The Town and Country Planning (Development Management Procedure) (England) Order 2015 which states:

"Design and access statements

9. (1) Paragraph (2) applies to an application for planning permission which is for—

(a) development which is major development; or

(b) where any part of the development is in a designated area, development consisting of—

(i) the provision of one or more dwellinghouses; or

(ii) the provision of a building or buildings where the floor space created by the development is 100m² or more.

(2) An application for planning permission to which this paragraph applies must, except where paragraph (4) applies, be accompanied by a statement ("a design and access statement") about—

(a) the design principles and concepts that have been applied to the development; and

(b) how issues relating to access to the development have been dealt with.

(3) A design and access statement must—

(a) explain the design principles and concepts that have been applied to the development;

(b) demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;

(c) explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account;

(d) state what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation; and

(e) explain how any specific issues which might affect access to the development have been addressed.

(4) Paragraph (2) does not apply to an application for planning permission which is—

(a) for permission to develop land without compliance with conditions previously attached, made pursuant to section 73 of the 1990 Act(1);

(b) of the description contained in article 20(1)(b) or (c);

(c) for engineering or mining operations;

(d) for a material change in use of the land or buildings; or

(e) for development which is waste development.

(5) In paragraph (1)—

"designated area" means—

(a) a conservation area; or

(b) a property appearing on the World Heritage List kept under article 11(2) of the 1972 UNESCO Convention Concerning the Protection of the World Cultural and Natural Heritage (a World Heritage Site)(2). "

According to the application form, the proposed first floor rear extension is 8.5m² thus it is exempt from the "Design & Access Statement" requirements of The Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013).

This Design & Access Statement is supplied at the request of the local authority and to accompany revision A of drawing 5 according to its email 29 January 2020. It is prepared according to the "Guidance on Changes to the Development Control System" Circular 01/2006 by the Department for Communities and Local Government and "Design and Access Statements – How to write, read and use them" by the Commission for Architecture and the Built Environment.

INTRODUCTION

Planning permission is sought to add a third bedroom for a young family so that its children (one boy and one girl) can sleep separately according to NSPCC guidance. Use, amount, layout, scale, landscaping, appearance and access respect the original property and its surroundings by assessing and evaluating the site context, and designing the work professionally.

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STATEMENT OF COMMUNITY INVOLVEMENT

Public involvement of neighbours and the local council is invited by statutory consultation.

APPLICANT

The applicant occupies the property as its freehold owner.

AGENT

Mr. Gregory Munson MA(Cantab) DipArch RIBA is the designer. He is a chartered architect who has thirty years experience in practice. He is qualified to extend houses like this.

1. USE

Raglan Street is a minor road of 14 two storey terraced houses, 4 three storey terraced houses, 1 three storey detached house, 3 flats, 1 maisonette, a two storey daycare centre for the elderly (vacant pending planning permission for residential conversion), a two storey primary school and caretaker's house, and an estate of council housing of two to twelve storeys.

The application site is midway along Raglan Street on its south side. It is level, about 5m wide and 19m deep and contains a two storey terraced house with front and rear gardens. It is a nondescript Victorian construction of rendered and fairfaced brickwork and joinery of assorted materials beneath a pitched roof of slates and single storey rear wing beneath a flat roof of felt. Walled boundaries enclose gardens planted with shrubbery.

The application site is in a Conservation Area, is not Listed and contains no trees subject to preservation orders. No Listed buildings are nearby. Use of the property and area is residential. The nearest commercial use is in Holmes Road. Movement routes are retained unaltered. Pedestrian access is from Raglan Street to the front door via a level concrete footpath.

Appearance of the area is a typical Victorian terrace. The site is flanked by the two storey terraced houses of nos.30 and 34. No.30 is similar in design. No.34 is dissimilar as it was rebuilt in the 1950s following bomb damage. The application site is visible from the council estate and the rear of the uneven numbers of Alma Street.

2. AMOUNT

Amount of the house enlarges by 8.5m².

3. LAYOUT

Layout extends above the original footprint of the ground floor closet wing of the kitchen which abuts the single storey lean-to extension behind no.34 and the lean-to verandah behind no.30.

4. SCALE

Scale of the house remains domestic because it becomes no closer to neighbours than existing and the extension is lower than existing roofs within prevailing building lines. Scale of the extension remains subordinate to the original house because the floors of the rear wing remain 600mm lower and the ceiling height of the proposed extension is 2.25m which is less than the 2.3m required by the NHBC.

5. LANDSCAPING

Landscaping remains unaltered.

6. APPEARANCE

Appearance of the site to the street remains unaltered. Appearance of the site from the properties in Alma Street becomes similar to neighbouring extensions in Raglan Street like the two storey flat roof rear wings of nos. 28, 26 16 & 8, 24 rather than the two storey mono-pitched roof rear wings of nos. 22, 14, 12, 10, 6, and 4. Form, materials, textures and colours reiterate existing. Daylighting and sunlighting of external space and neighbouring property remains unaltered not least because no.30 is south of the site and no.34 is too remote from the extension to be affected. Appearance maintains existing visual and physical access. Appearance therefore maintains the area and site's character by perpetuating the modest and vernacular residential character of the Conservation Area. Architecture of the proposal remains modest and vernacular residential characteristic of the Conservation Area.

7. ACCESS

Equality, convenience, flexibility and adaptability of residential access to and within, and access to public transport, remain unaltered.