



Our Ref. 1464BA001

Date: 12th March, 2020

DESIGN AND ACCESS STATEMENT

Property: 140a Maygrove Road, London, NW6 2EP

1.0 Location

- 1.1 The property is on the South side of the tree lined Maygrove Road, which is a tertiary route for local access only; there is proportionately very little traffic when compared to Kilburn High Road that it intersects at its western margin.
- 1.2 The property is about 400 yards from the Kilburn Town centre.
- 1.3 The property is set back from the pavement, behind a roller shutter door that covers the whole of the existing entrance arch that sits below and to the west of 140 Maygrove Road.
- 1.4 140 Maygrove Road is a 3 storey terraced dwelling. 140A lies primarily to the rear of 140 Maygrove Road and was previously used for storage, although it has been an empty property for several years.
- 1.5 The original single storey buildings that form 140A Maygrove are a collection of commercial style, brick constructed buildings, with profiled sheet roofs.
- 1.6 There is a school 400 yards to the North East, main line station 300 yards to the west and 200 yards beyond lies a tube station. 200 yard both west and east lie the main transport hubs of Kilburn and West Hampstead respectively on Kilburn High Road and West End Lane respectively.

2.0 Topography

- 2.1 The site is flat and has the traditional suburban terrace property topography, with the road and pavement a half level above the lower ground floor with the ground floor at a half level above the pavement at the same basic level as the rear and front gardens.
- 2.2 Maygrove Road slopes gently from east to west.

3.0 Character of Surrounding Properties

- 3.1 The surrounding properties have been built in fragmented sections. The terrace between 140 to 150 Maygrove Road is a Victorian terrace of two storey houses with a third level formed with a mansard roof. These houses have stucco features around the window openings. Opposite the frontage is the Maygrove Peace Park. The site being behind the terraced properties is obscured from most public views.
- 3.2 The area is characterised by the tight urban grain. Maygrove Road is a residential street but an local commercial centres on the adjacent Kilburn High Road and West End Lane affords local commercial facilities.
- 3.3 Many properties on Maygrove Road have had Mansards as their third storey or are full three storey brick-built dwellings. The application property is hidden from most public views behind these terraces and at present the buildings covering virtually the whole of the site are single storey.





- 3.4 The change of use proposed is consistent with the residential character of the surrounding area.
- 3.5 On this application the visual continuity of the front facades remains unaltered by the suggested proposals.

4.0 Planning Policy

- 4.1 The change of use proposed by this outline application is the same in terms of material policy considerations as the approval 2004/0241/P. This accords with the new NPPF which seeks to ensure that where land is in short supply existing properties are to ensure they achieve the optimal potential. By designing the proposals to match the strategies already approved in permission 2004/0241/P the subjective considerations (of the effects this development will have on the adjoining properties), should ensure that this outline application can be considered to achieve a satisfactory consistency, that would not alter the character of these surrounding properties in a way that would be considered of detriment to these adjoining properties, making it practical to effectively create the additional useable habitable dwelling floor space, in accordance with PPG3 & the latest NPPF.
- 4.2 Although this is only an outline application the indicative drawings accompanying this application are designed to indicate how a visually cohesive design could be achieved consistent with the detailed proposal of the previous proposals approved on this site.
- 4.3 Para 117 of the NPPF encourages proposals to maximise use of previously developed land which the proposals achieve as noted in para 4.1 above.
- 4.4 Para 118 of the NPPF encourages proposals to extend upwards if the proposals are no higher than neighbouring properties, the proposals, although only in outline will achieve this objective providing they are not higher than the 3 storey terraced dwellings that surround the site.
- 4.5 The proposals although in outline, do not adversely impact on the character of the area, due to their visually unobtrusive location. The amenity benefits of these proposals are carefully balanced in policy terms on the impact they will have on the character of the area.
- 4.6 The City of Westminster UDP specifically encourages this form of development and its associated reasoning through policies
 - a) Which encourages higher densities in Town Centre locations
 - b) To promote housing in town centres
 - c) To improve existing dwelling stock.
- 4.7 In accordance with paras 8, 10 & 11 of the new NPPF (July 2018) the proposals will greatly enhance the sustainable credentials of this site through greatly enhanced thermal insulation which will dramatically reduce this sites carbon footprint despite there being greater useable floor area.
- 4.8 In accordance with the sustainable credentials of this proposal Para 38 of the new NPPF (July 2018) empowers the Planning officers to approach decisions on this type of application in a positive and creative way at every level to seek approval of this type of sustainable development.
- 4.9 In accordance with para 104 of the new NPPF (July 2018) the proposal for use as residential dwellings will maximise use in this urban area.
- 4.10 The proposals sought to effectively embrace LDF Core Strategy and Development Policies 2010 CS1 (Distribution of Growth) CS5 (Manage impact of growth) CS14 (Promoting high quality places and conserving our heritage) DP24 (Securing high quality design) DP25 (Conserving Camden's heritage) DP26 (Managing the impact of development on occupiers and neighbours) Camden Planning Guidance 2013 - CPG 1 (design) & CPG 6 (amenity).





5.0 Condition Report on Existing Building

- 5.1 We understand that the existing walls are structurally in poor condition and could not accommodate support for the proposed additional dead & people loadings, without substantial works to reinforce and underpin the existing walls foundations.
- 5.2 The existing roof voids have no effective thermal insulation. As part of the proposals the roof would have a U value of 0.2W/m²/K. This would substantially reduce the carbon footprint (as noted in 4.9above) of all the existing accommodation, as well as establishing new accommodation within a highly insulated enclosure.

6.0 Design Objectives

- 6.1 To utilise previously under developed built volume.
- 6.2 To design additional accommodation that is visually subservient to the main buildings form and does not seek to add to the units previously approved on this site.
- 6.3 In redeveloping the site we had to ensure that the strategy embraces emphatically Government policy to reduce pressure on the Green Belt by maximising the potential of brown field sites, whilst respecting primary characteristics of the surrounding area and creating a design that enhances and improves the adjoining area, whilst providing as much new accommodation as possible within a site that is within easy walking distance of the commercial centers of Kilburn & Swiss Cottage thus decreasing the dependency on car use that additional accommodation elsewhere would retain.

7.0 Design Solution

- 7.1 Taking all government directives and initiatives into account it is clear that a comprehensive redevelopment of the roof void would involve adaptation of the existing structures and their replacement with a new form built to match and enhance the standards achieved on the previous approval 2004/0241/P.
- 7.2 The most visually significant feature of Maygrove Road are the front facades. Our design retains this features dominance unaltered. The sites location to the rear of these terraced properties will minimise the visual impact by also being set back from the corresponding rear facades.

8.0 Access

- 8.1 The site lies close to Kilburn High Road and West End Lane local Centres affording access by foot to these facilities, together with the associated bus, car, tube and pedestrian links.
- 8.2 The proposed accommodation will all be accessed by the existing ground floor entrance and driveway through a secure gated control. The private internal staircases are as featured on the previous approval 2004/0241/P.





A R C H I T E C T S
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9.0 Landscaping

- 9.1 The existing site has no external space associated with the existing accommodation, only an access drive. The proposals although in outline, show on the indicative plans how private amenity space could be accommodated for up to three dwellings.

CONCLUSION

This application addresses the need for consistency in the change of use to address the shortfall of dwellings, together with improvements to the sustainability of the present built forms.

Donald Shearer



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