

DESIGN AND ACCESS STATEMENT

Applicant: Mrs. Calyn Gardner

Site Address: 41 Achilles Road, West Hampstead, London, NW6 1DZ

Agent: Paul Cramphorn – Detailed Planning Ltd

INTRODUCTION

This planning application is by Mrs. Calyn Gardner. The application seeks consent from the council for the conversion of 2x self contained flats into 1x single dwelling, and single storey rear/side extension and alterations to rear and side facing first floor windows.

The documents included are:

- Planning Form
- Design and Access Statement (this document)
- CIL Questions
- Location Plan and Existing/Proposed Block Plans
- Existing Plans, Elevations and Section
- Proposed Plans, Elevations and Section

EXISTING USE

The applicant site is located within Fortune Green and West Hampstead on the South East side of Achilles Road. Surrounding properties consist of similar terrace style. The property is not listed, nor it is situated within a Conservation area.

The building is currently used as two self-contained flats within use class C3 (dwelling). The loft has been converted and the roof extended to the rear with a dormer to facilitate a third bedroom to the existing upper flat.

PROPOSAL

The proposed conversion to a single family dwelling will involve simple alterations internally to remove non-original walls erected. The first floor kitchen will be removed as part of the works.

The proposed ground floor rear/side extension will provide additional living space to create an open plan kitchen/living area. The new extension will allow the rear element of the dwelling to become open plan and provide for a large family kitchen and dining/lounge area.

The first floor rear and side windows on the first floor will be altered to accommodate the internal layout changes.

APPEARANCE

It is recognised the importance not to undermine the character of the area. The applicant has sought the

use of high quality materials and workmanship. The alterations to the property will be done sensitively and to a very high standard.

The rear extension will be finished with a smooth white render. To the rear of the extension a large window and bi-folding doors finished with dark grey aluminium frames will provide a modern and clean design.

The proposed roof of the extension will be pitched to the side portion and flat to the rear. The roof will be a slim profile with overhanging, the material will be dark grey with modern trims. Roof lights with aluminium frames are proposed to both roof sections.

AMOUNT

The proposed extension will project 2.7m from the rear wall of the outrigger and wrap around the outrigger joining with the main house. The outrigger walls on the ground floor will be removed to create the open plan living space. The proposed extension will add 22 sqm of internal floor space to the home.

LAYOUT

The layout proposed would be typical for a family dwelling. The kitchen on the first floor would be removed and converted into a bedroom. The ground floor would contain open plan living and kitchen with direct access to the rear garden.

SCALE

The scale of the extension has been carefully considered to protect the neighbours amenity. To limit the impact to no.43 the height of the wall will be limited to 2.8m, this height is in line with other consents in the area such as to no.37 (application no. 2015/3612/P).

The extension flat roof height closer to no.39 would be higher as the impact to their amenity is limited due to reduced depth. It's also noted that they have an approved application for a rearwards application and an application in progress at the time of this submission.

LANDSCAPING

Landscaping changes do not form part of this application. However, general improvements to the rear garden will be carried out. This would not require planning permission.

CYCLE STORAGE

A timber clad cycle storage shed will be installed within the front courtyard to safely store 2 bicycles.

ACCESS AND TRANSPORT

Access to the site is from Achilles road will remain unchanged.

The property is provided with PTAL rating of 4, close proximity to bus routes and a 15 minute walk from West Hampstead station which operates north-south Thameslink services from Bedford through to Brighton and a further 2 minute walk to West Hampstead Underground Station which provides TFL Jubilee line services to Central London.

CONCLUSION

The proposal has been sensitively and carefully considered with considerations, design measures taken to

reduce impact and compliance with relevant policies. It is believed that the design will harmonise with the existing property and respect the character of the surrounding. The size, position and height of the extension would be a sympathetic and complementary addition to the existing property and would remain subordinate in size and massing.

It is clear that there are a number of similar extended properties within the area and there should be a clear justification that this application should be recommended for approval.

Detailed Planning Ltd (The Agent), look forward to any discussions with the planning department throughout this application. I trust that the enclosed information is sufficient to approve the application, however, should you require any further information, please do not hesitate to contact me.

Yours,

Paul Cramphorn BSc (Hons)
Director
April 2020