

Design and Access Statement

32 Achilles Road

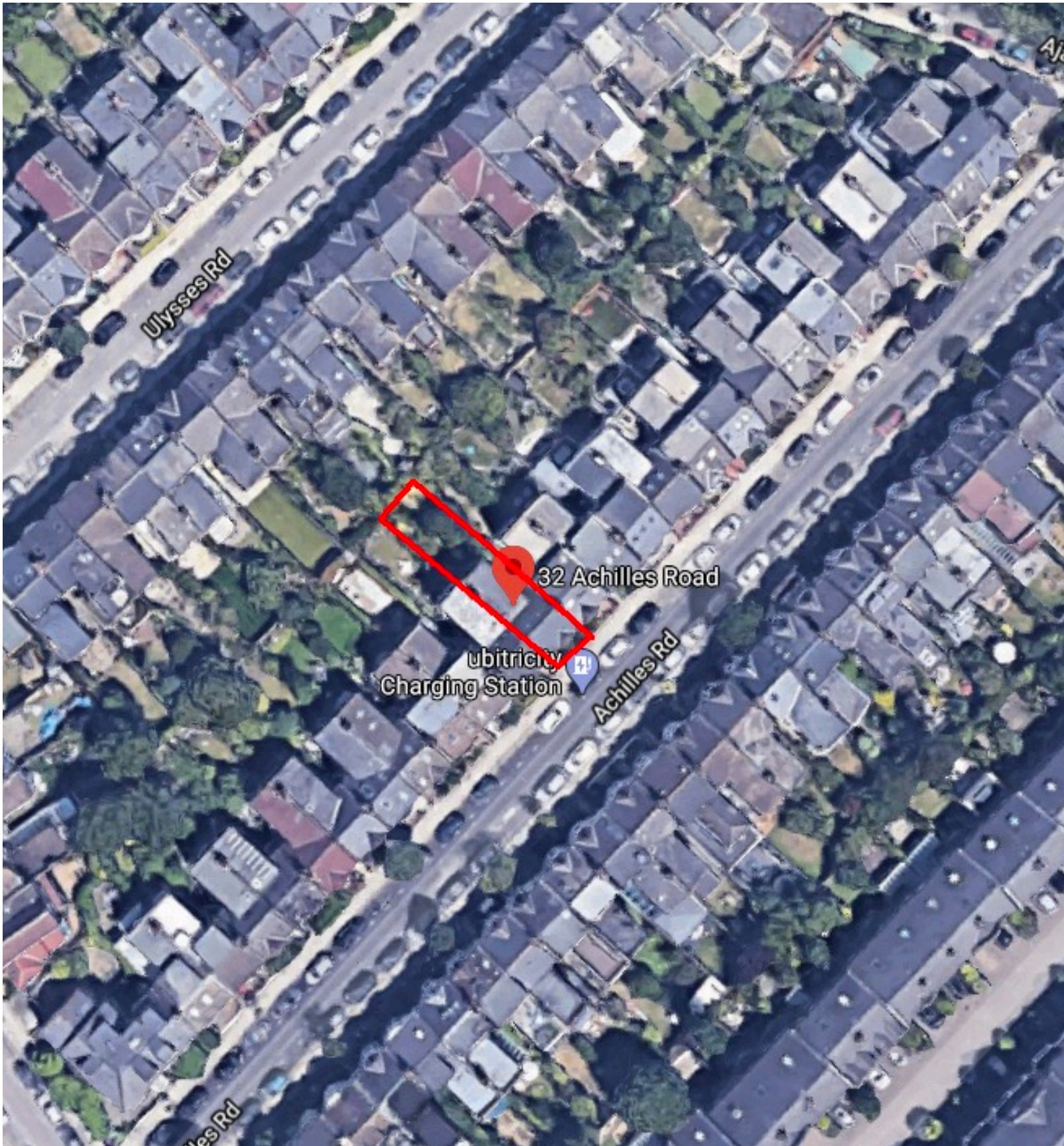
London

NW6 1EA

Introduction

Carter Designs on behalf of our client are seeking planning consent to add a single storey rear side infill extension. This document contains the Design and Access Statement and reference drawings as part of our planning application.

Site Location



Aerial View of 32 Achilles Road



North View



South View



Photos



Access

Site Accessibility

The site is situated in Achilles Road, West Hampstead and within the Borough of Camden. The site has a good PTAL rating of 4 with good transport links in the immediate vicinity.

Car

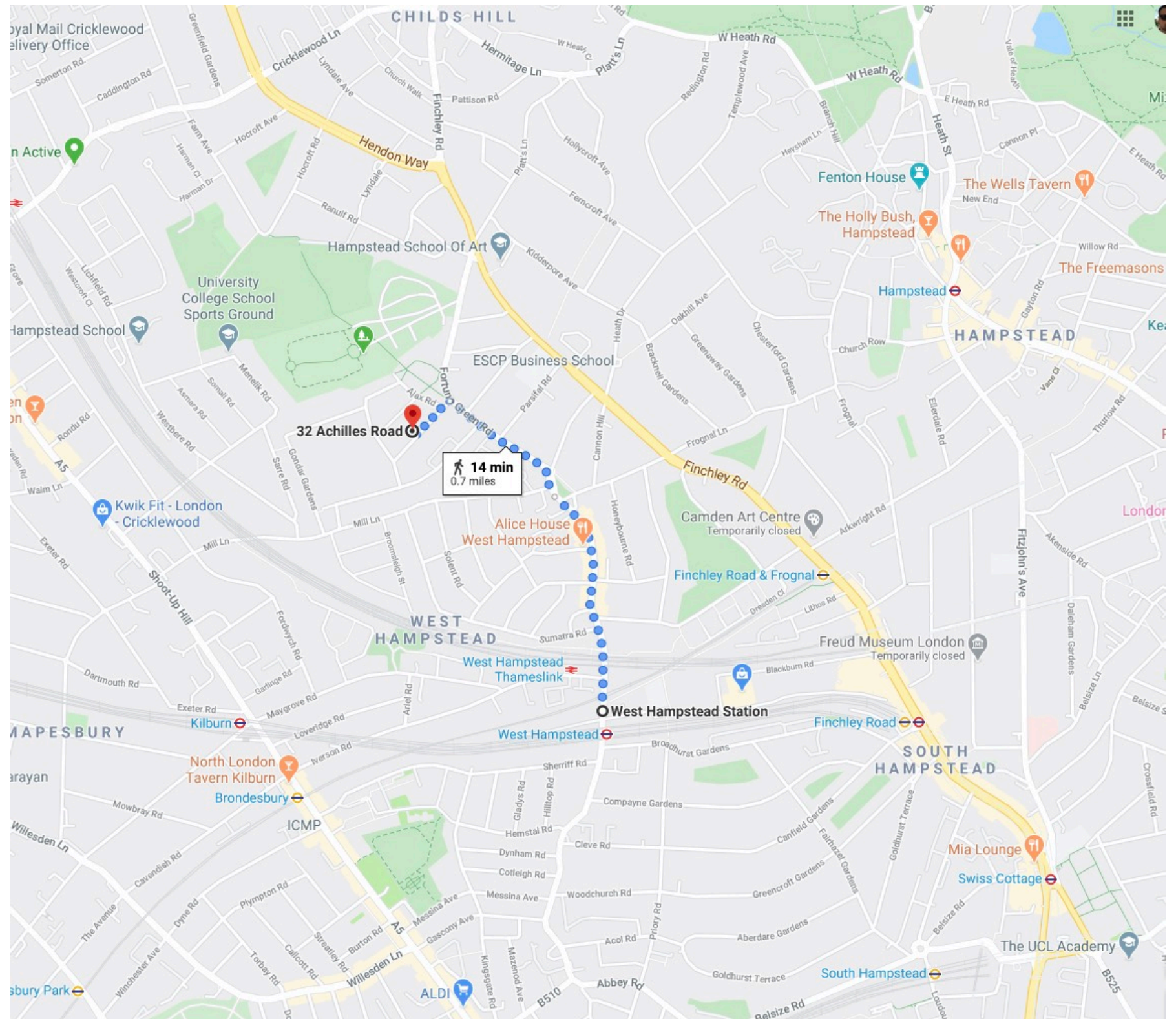
Limited on street parking is available however given the high PTAL rating of the site public transport is encouraged

Tube/Train

The nearest tube station is West Hampstead approx 15min walk (0.6miles), Hampstead Tube is approx 22mins walk (1.1 miles). West Hampstead Thameslink is approx 12mins walk (0.6 miles).

Bus

Several bus services are in immediate vicinity of the site in particular along Fortune Green Road and West End Lane.



Design

Existing

32 Achilles Road is part an existing Victorian Terrace constructed in the late 19th Century. Part two storey to the front and 3 storey to the rear, the existing house remain predominantly untouched. Traditional timber sash windows with stock brick and stucco render/mouldings form the main facade.

There is no evidence with English Heritage that the building is listed nor is the site within a conservation area.

Overview

The existing 4 bedroom house has retained its original layout and features , however it is in dire need of modification and repair to bring it up to modern standards. Our client wishes to sympathetically extend to the rear by creating a side infill extension at ground floor with roof light over. The extension will match that of the recently approved application at no 30 Achilles Road, ref 2020/1365/P. The eaves will be capped at 2.5m in height and 3m adjoining the original outrigger. Internally the dining/kitchen/larder and WC will be removed to provide a more useable family kitchen dining room with WC set back with access from the hallway.

We believe the proposals are sympathetic to the host and neighbouring properties and given the number of recently approved applications in the vicinity should be considered acceptable.

Planning History and relevant consents in the vicinity of Achilles Road

30 Achilles Road

Side infill extension with roof-light and glazed rear bi-folding doors and realignment of side windows of the existing single dwelling (Class C3)

Approved 04.05.2020

Ref 2020/1365/P

39 Achilles Road

Erection of a single storey rear extension

Approved 27.02.2020

Ref 2020/0300/P

5 Achilles Road

Erection of single storey infill rear extension, to single family dwelling (Class C3).

Approved 10.10.2018

Ref 2018/4325/

35 Achilles Road

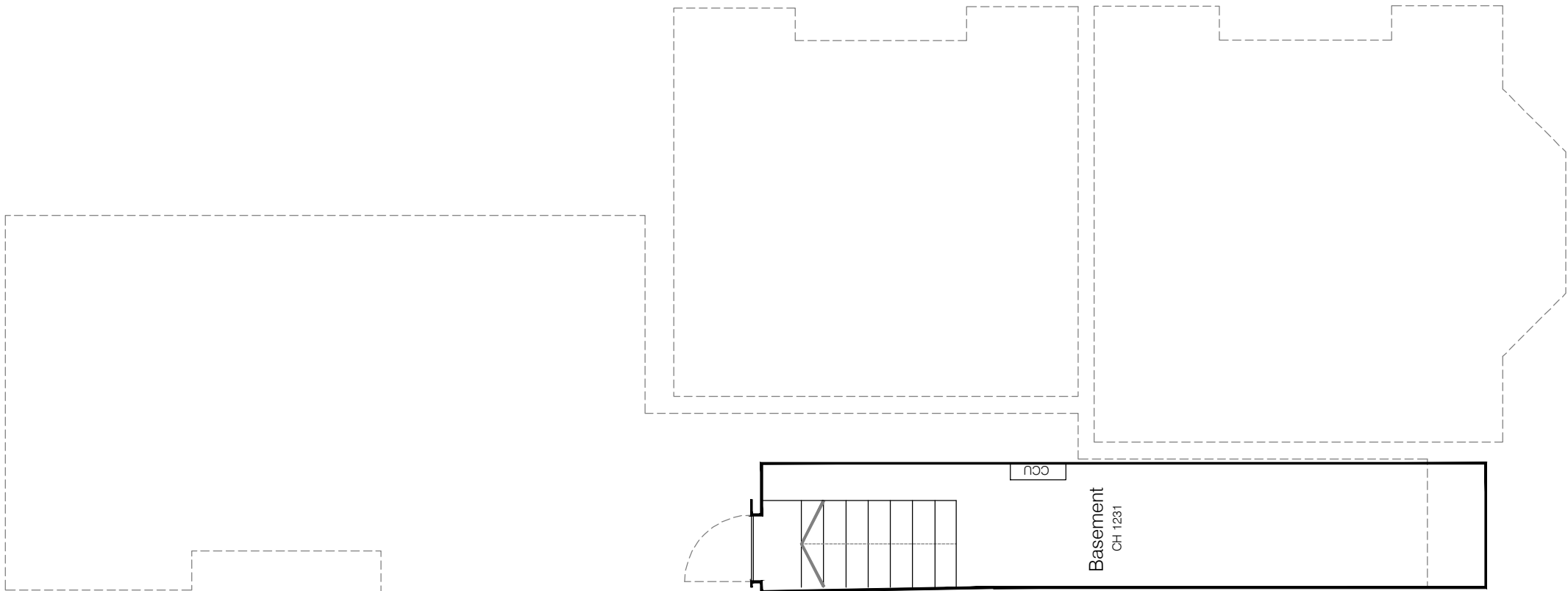
Erection of a single storey side/rear infill extension.

Approved 18.01.2018

Ref 2018/0164/P

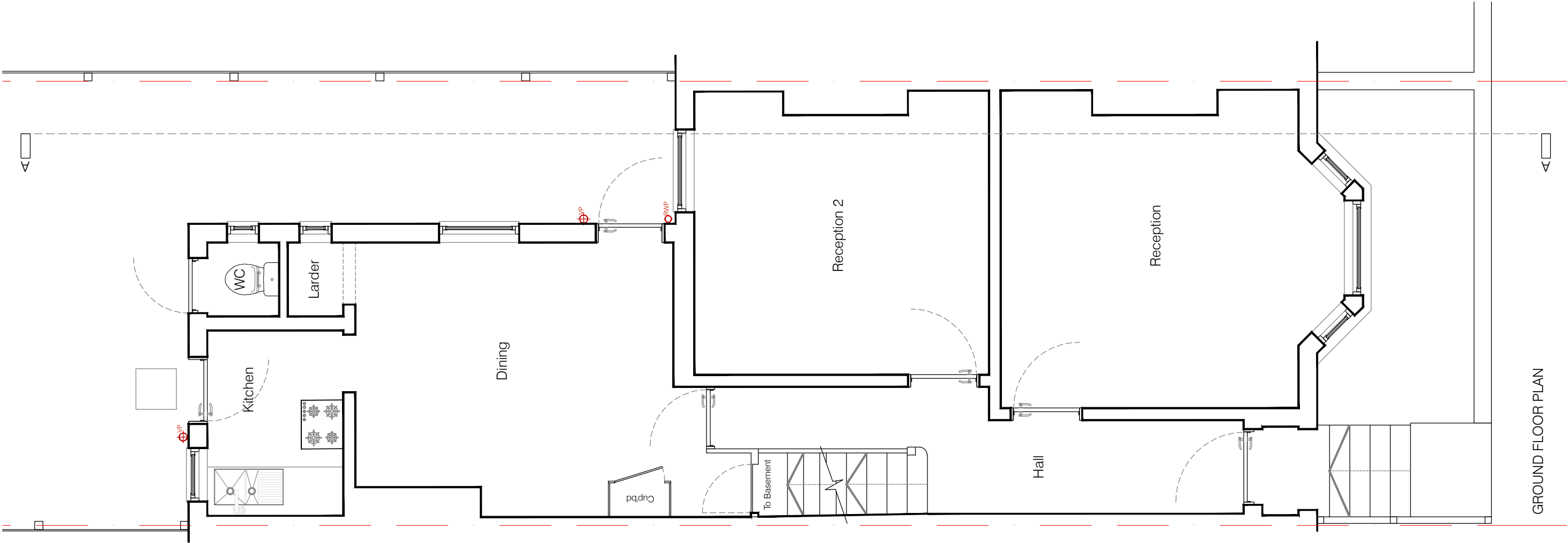
Existing Reference Drawings

E/1000
Existing Basement Floor scale 1:50



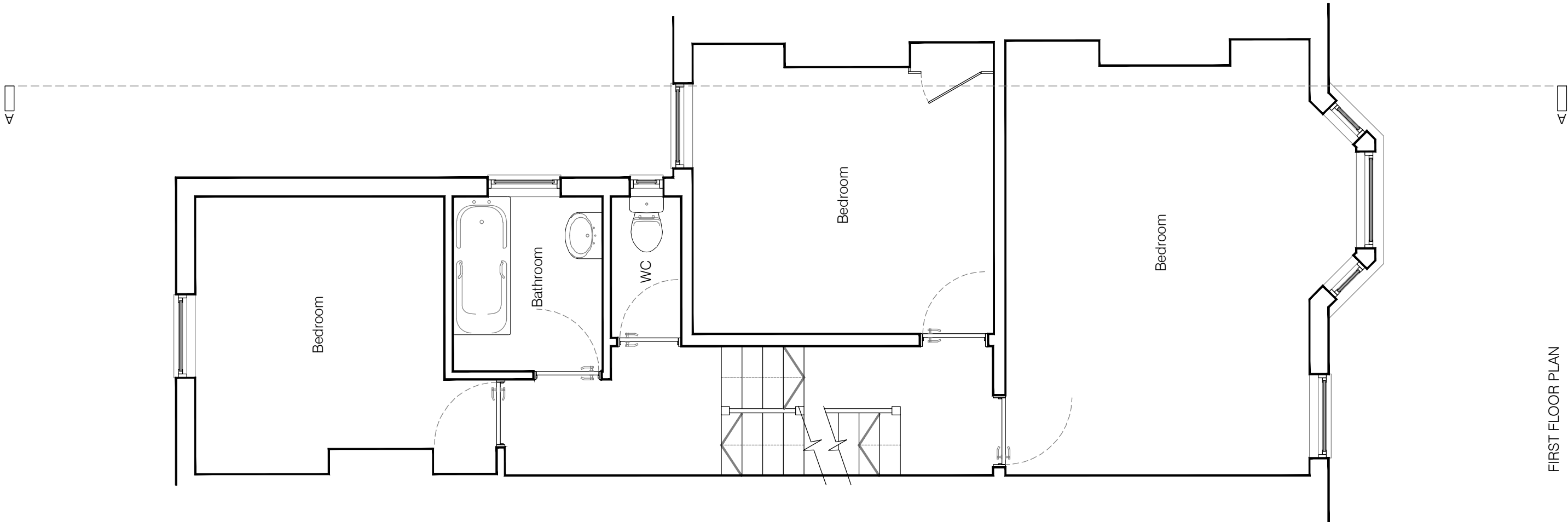
Existing Reference Drawings

E/1001
Existing Ground Floor scale 1:50



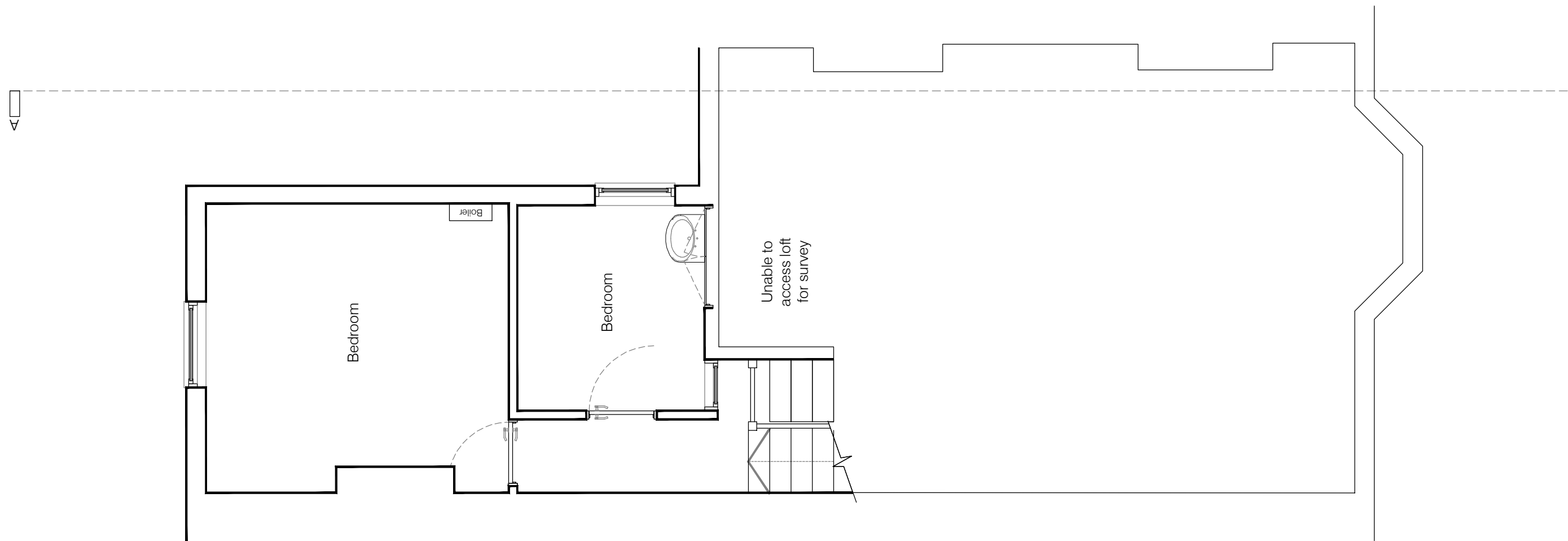
Existing Reference Drawings

E/1002
Existing First Floor scale 1:50



Existing Reference Drawings

E/1003
Existing Second Floor scale 1:50



Existing Reference Drawings

E/1500
Existing Front Elevation scale 1:50



Existing Reference Drawings

E/1500
Existing Rear Elevation scale 1:50



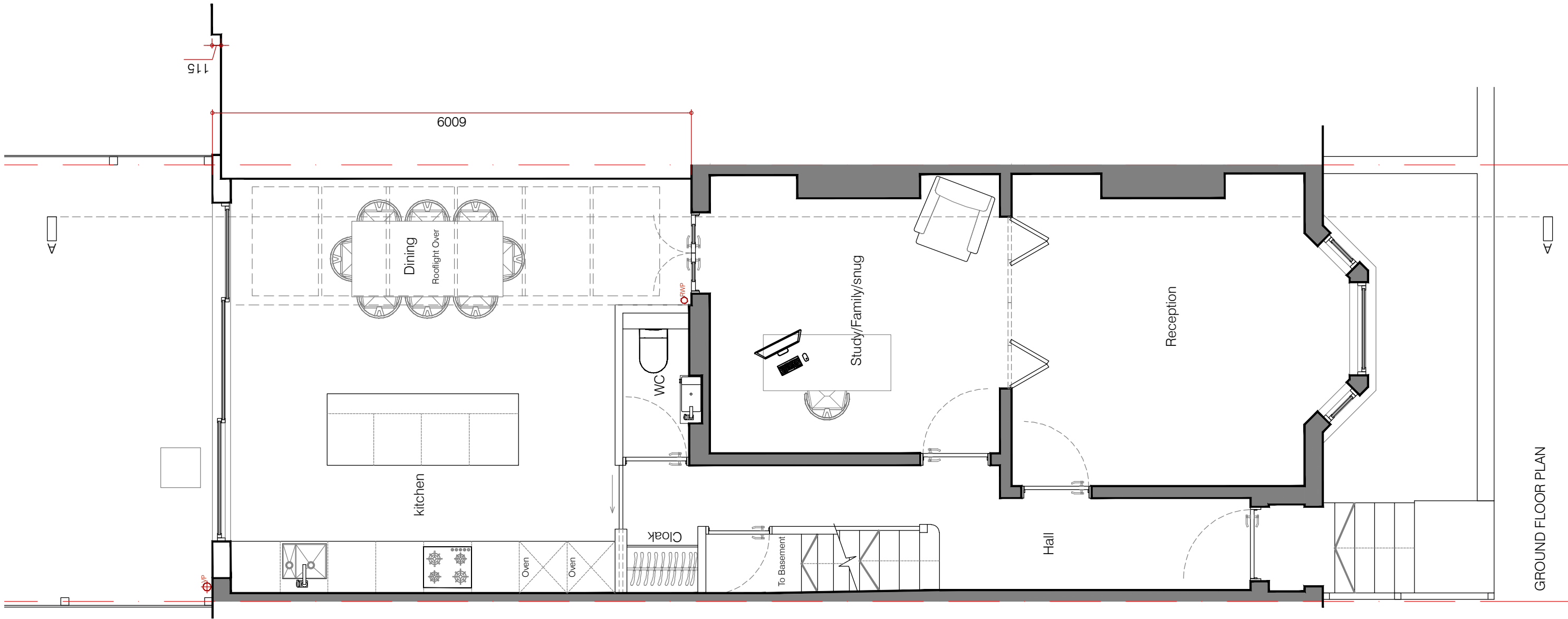
Existing Reference Drawings

E/1700
Existing Section scale 1:50



Proposed Reference Drawings

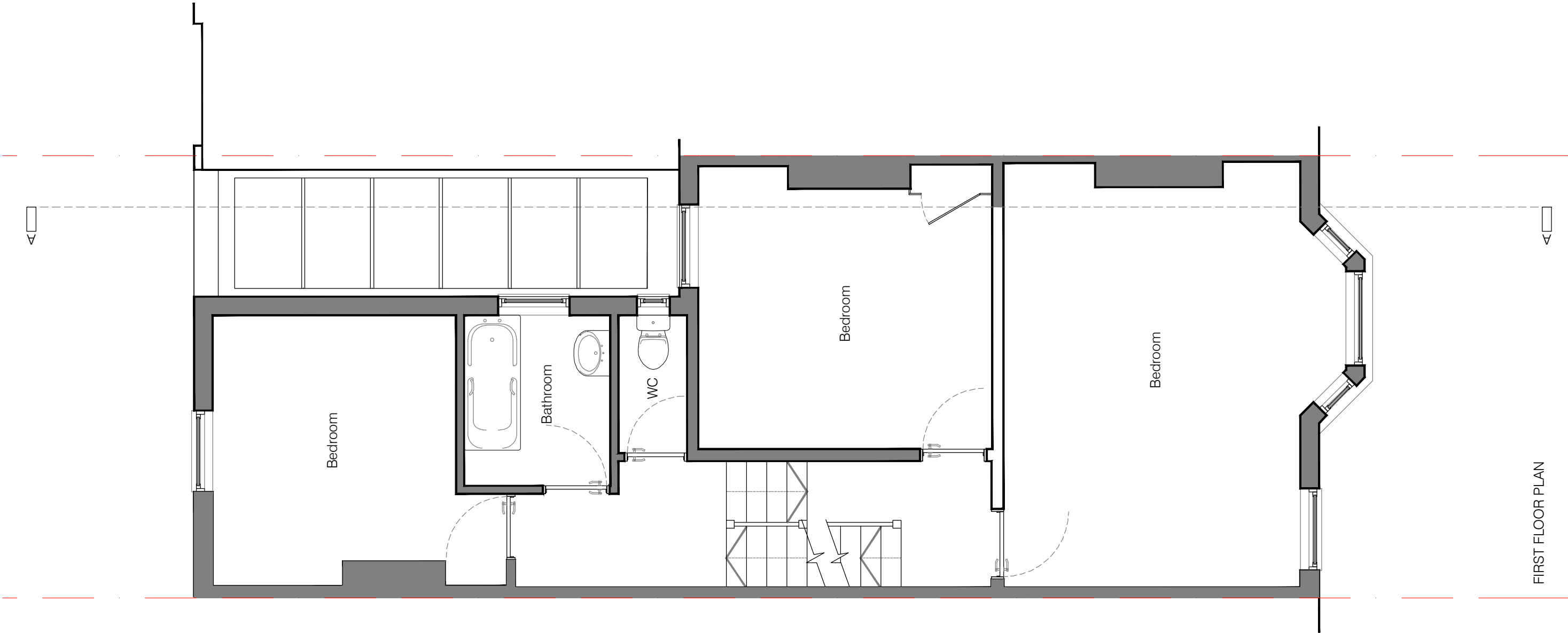
P/2000
Proposed ground floor scale 1:50



GROUND FLOOR PLAN

Proposed Reference Drawings

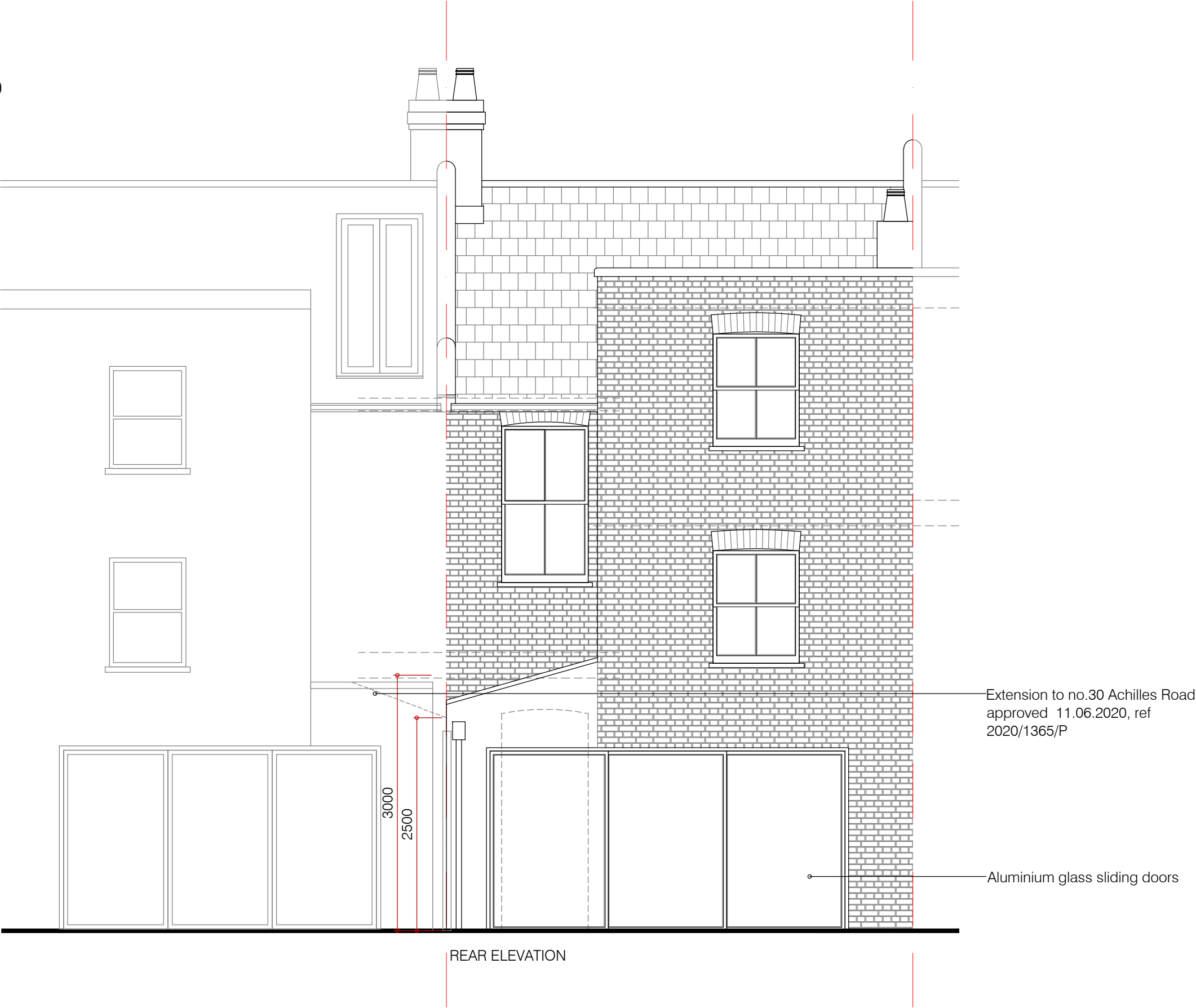
P/2001
Proposed First floor scale 1:50



FIRST FLOOR PLAN

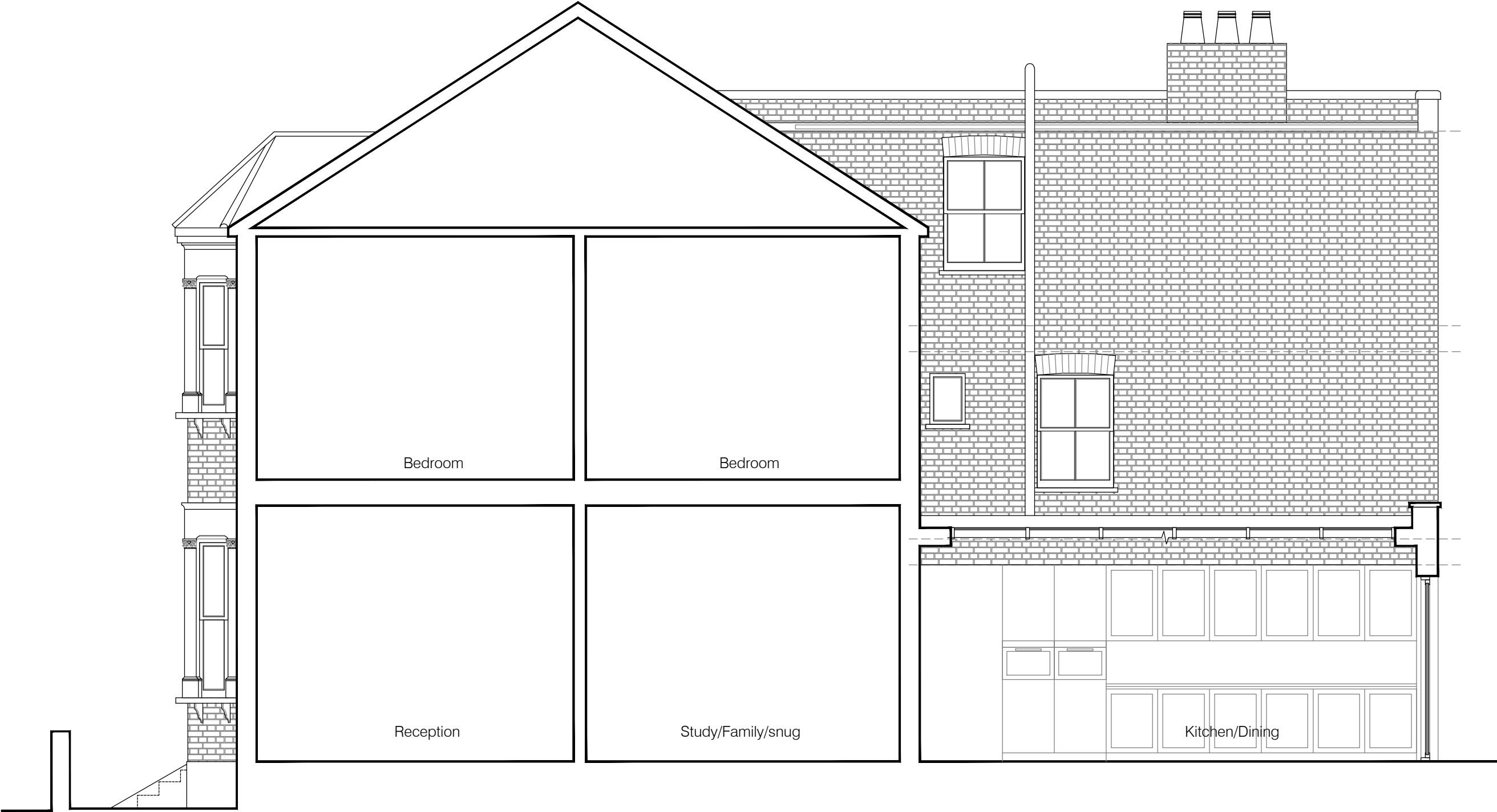
Proposed Reference Drawings

P/3000
Proposed Rear Elevation scale 1:50



Proposed Reference Drawings

P/3001
Proposed Section AA scale 1:50



SECTION AA