

Design & Access Statement

35 Achilles Road, London, NW6 1DZ

Studio Werc Architects

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Introduction

On behalf of the applicant, this report has been prepared for a Householder Planning Application with regards to the proposed works at 35 Achilles Road. It seeks to outline the proposal, and discuss its response and compliance to the local planning guidance and policies.

Location

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.

35 Achilles Road is part of a Victorian Terrace constructed in the late 19th Century. Part two storey to the front and 3 storey to the rear, the property is finished in London Stock brick (painted to the front elevation).



Above: Map showing 35 Achilles Road within the surrounding context.

Existing Photographs



Front Elevation of 35 Achilles Road



Rear Elevation of 35 Achilles Road & 37 Achilles Road



Rear Elevation of 35 Achilles Road & 33 Achilles Road

Existing Photographs



Rear Elevation of 37 Achilles Road



Further context to the South-West (39 Achilles Road beyond).



Rear Elevation of 33 Achilles Road

Existing Photographs



View showing the existing side elevation and extension to 33 Achilles Road.



Existing side elevation and extension to 33 Achilles Road.



View from existing rear elevation showing the extension to 33 Achilles Road.

Planning History

Please find below relevant site and surrounding planning history - all applications have been approved.

Site Planning History

Erection of a single storey side/rear infill extension

2018/0164/P

Surround Planning History

37 Achilles Road

Erection of a single storey rear extension in connection with existing structure.

2015/3612/P

39 Achilles Road

Erection of a single storey rear extension

2020/0300/P

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)

2020/1365/P

33 Achilles Road

Erection of single storey side and rear extension with rooflights.

2013/7398/P

5 Achilles Road

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

2018/4325/

Planning Policy

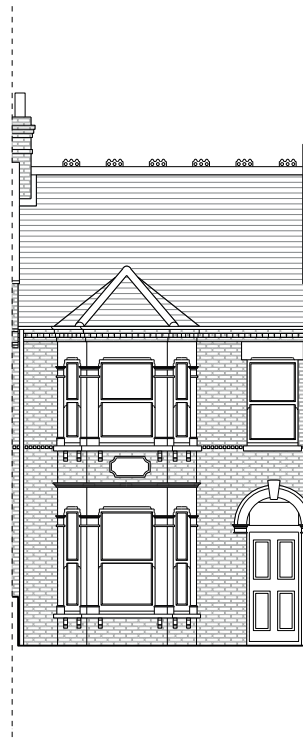
Viewed in context of the approvals at neighbouring dwellings, 33, 35 & 39 Achilles Road, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017 and Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

The proposed development also accords with the London Plan 2016 and the provisions of the National Planning Policy Framework 2019.

The proposed sliding rear doors and glazed rooflights would not result in unacceptable overlooking or light pollution.

Access

As shown on the elevations opposite, the access to the site and the property is to remain as existing. No alterations are proposed to the front elevation.



Existing front elevation of 35 Achilles Road



Proposed front elevation of 35 Achilles Road (no proposed alterations)

Rear Proposals

The proposed rear extension is to match the height of the approved extension at 33 Achilles Road (application ref: 2013/7398/P). The rear elevation is to be finished in London Stock Brick to match the existing house. A level access to the rear garden is provided by a set of sliding doors with a grey header panel.

Three new rooflights are proposed similar in design to those at 33 Achilles Road.



Existing rear elevation of 35 Achilles Road



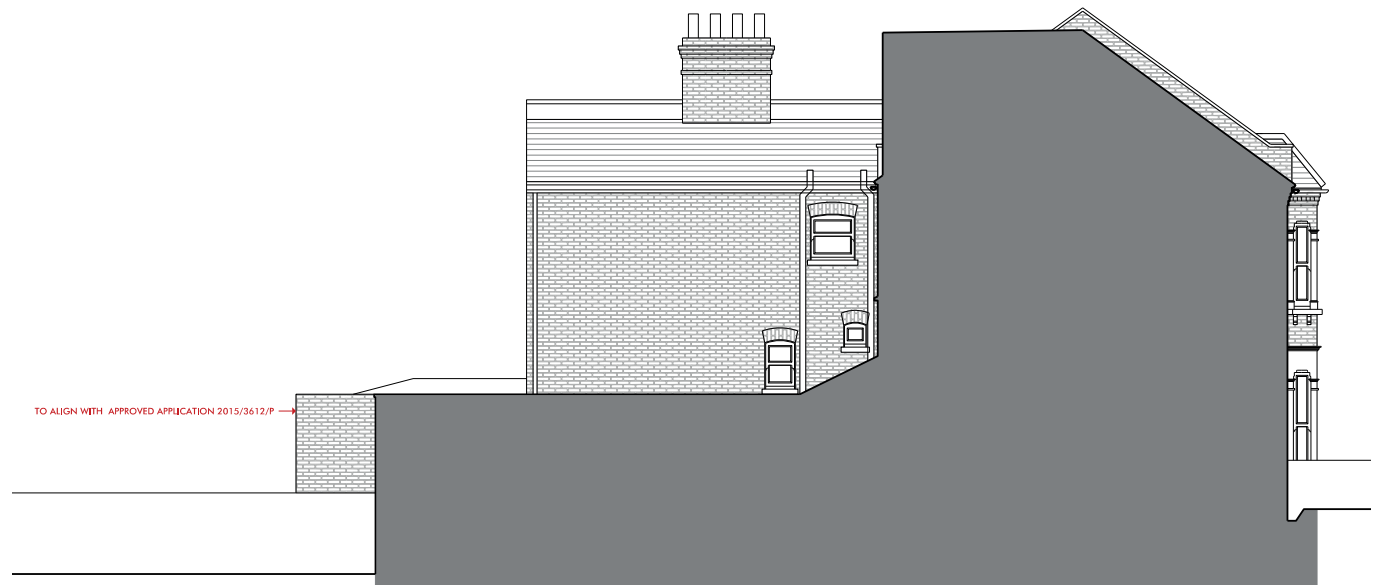
Proposed rear elevation of 35 Achilles Road

Scale

As shown in the side elevation opposite (section taken through 33 Achilles Road) shows the proposals aligning with the extension at 37 Achilles Road beyond (ref 2015/3612/P).

The extension will also align with the next property along, 39 Achilles Road, which had a proposal of the same length approved under the application ref 2020/0300/P.

The proposals are to match the height of the neighbouring extension at 33 Achilles Road and will not sit higher than either neighbouring property.



Side elevation / section taken through 33 Achilles Road (shown in grey).

