

Design and Access statement

**for the proposed conversion of
the residential apartment**

at

**Ground Floor Flat, 47 Cotleigh Road
West Hampstead
NW6 2NN London**

iArchitecture
ARCHITECTS MASTERPLANNERS DESIGNERS
69 Harlesden Gardens, NW10 4 HB, London
www.iarchitecture.org.uk

SEP 2021

1



1.0 INTRODUCTION

1.1 This document has been prepared in support of a full planning application for the side extension of a Ground floor Flat.

2.0 SITE & CONTEXT APPRAISAL

2.1 Site Location

The flat is located at No 47 Cotleigh Road in the heart of West Hampstead as shown on the Location plan (see Fig 1) in London. The area is predominantly residential.



Fig. 1 Location plan

2.1 Existing Situation

The flat is positioned at house No 47 on the ground floor and basement of a two-storey outbuilding. The current GIA measures approximately 96 m² over two floors. The site area measures 130 m².

See Fig 2 to 7





Fig. 2 Front façade of 47 Cottleigh Road.



Fig. 3 Rear view 47 Cottleigh Road



Fig. 4 Rear view, 49 and 47 Cottleigh Road.



Fig. 4 Rear Courtyard / Garden, partly covered in concrete.



Fig. 5 Basement looking towards front elevation



Fig. 6 Basement, view-rotating counter clockwise.





Fig. 7 Existing Floor Plans

2.3 Surrounding Area

The property is situated between houses number 45 and No 49 Cotleigh Road.

3.0 Proposal

- 3.1 A side extension is proposed adding in total 8 m² to the existing area, which brings the total GIA to 104.7 m² over two floors.

See Fig. 11 Proposed floor plans





Fig. 11 Proposed Floor Plans

4.0 Lifetime Homes

The proposal meets many of the criteria for Lifetime Homes as adopted in the mayors SPG of 2012.

5.0 Daylight penetration

All habitable rooms in the proposal have open-able windows, allowing for ventilation.

