



## DESIGN AND ACCESS STATEMENT

10 RICHBOROUGH ROAD  
LONDON, NW2 3LU

Flat Conversion

arch**core**  
architects

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## Introduction

This Design & Access Statement is to be read in conjunction with plans submitted for planning permission to convert the semi-detached property at 10 Richborough Road, London, NW2 3LU in three flats.

The development amounts to the conversion of a semi-detached dwelling house in three self-contained residential units.

## Planning History

A Lawful Development Certificate for the conversion of the property's loft in a habitable space was granted on 26/11/2020 under the reference 2020/5390/P and it finished construction around April 2021.

A Householder Planning Permission was granted on 08/07/2021 for a wraparound extension to the ground floor under the reference 2020/5391/P.

## Relevant Planning History

The property 11 Richborough Road, was granted planning permission to change of use to a HMO (*sui generis*) on the 08/01/2014 under the reference 2013/388.

## The Process

### Aims and Objectives

The proposal takes into consideration relevant Planning Policies and the following objectives are sought to be addressed prior to and during the design stage:

- Make the best use of the land and the building.
- Provide additional residential units, contributing to increasing the housing stock in the borough.
- Make a positive contribution to Richborough Road and the local community.
- Improve the existing roof design by making it more coherent through symmetry.
- Improve and enhance the quality of the residential units provided.
- Create a more energy efficient building by introducing sustainable principles.
- Generate residential units with good standards for design and construction quality.
- Contribute to an inclusive community by providing housing accommodation integrated within the area.
- Contribute to air and environment quality by introducing a car-free development.
- Preserve and enhance the character of the area and the neighbouring buildings.

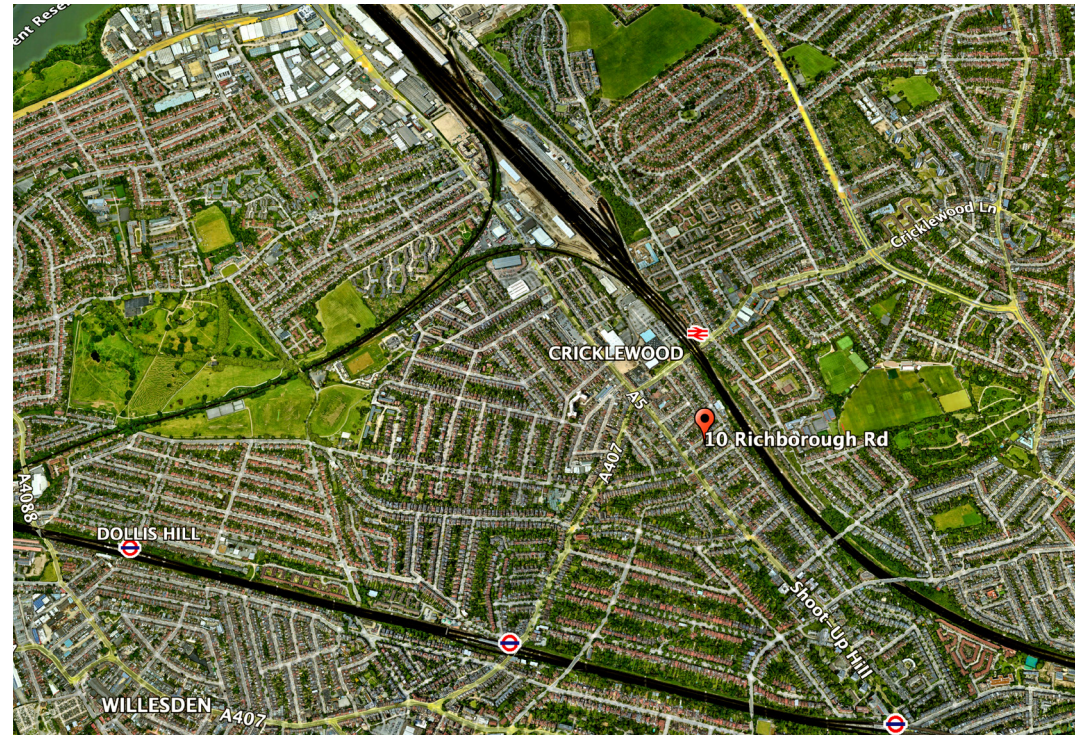
## Site Analysis

### Location

The property is a semi-detached Victorian dwellinghouse located at no. 10 Richborough Road, London, NW2 3LU in the London Borough of Camden.

It benefits of a very close proximity with Cricklewood National Rail train station, Willesden Green Underground station on the Jubilee line within walking distance to the south and further to the North we have Golders Green station on the Northern line and towards the centre of London find Broudsbury station on the Overground line.

The area benefits from excelent transport assessment, being attributed a PTAL value of 5.







## Site Photographs



view from the rear of the garden



Rear elevation



Front Elevation and pathway



Side return inside the property.



Communal alleyway access to rear gardens.

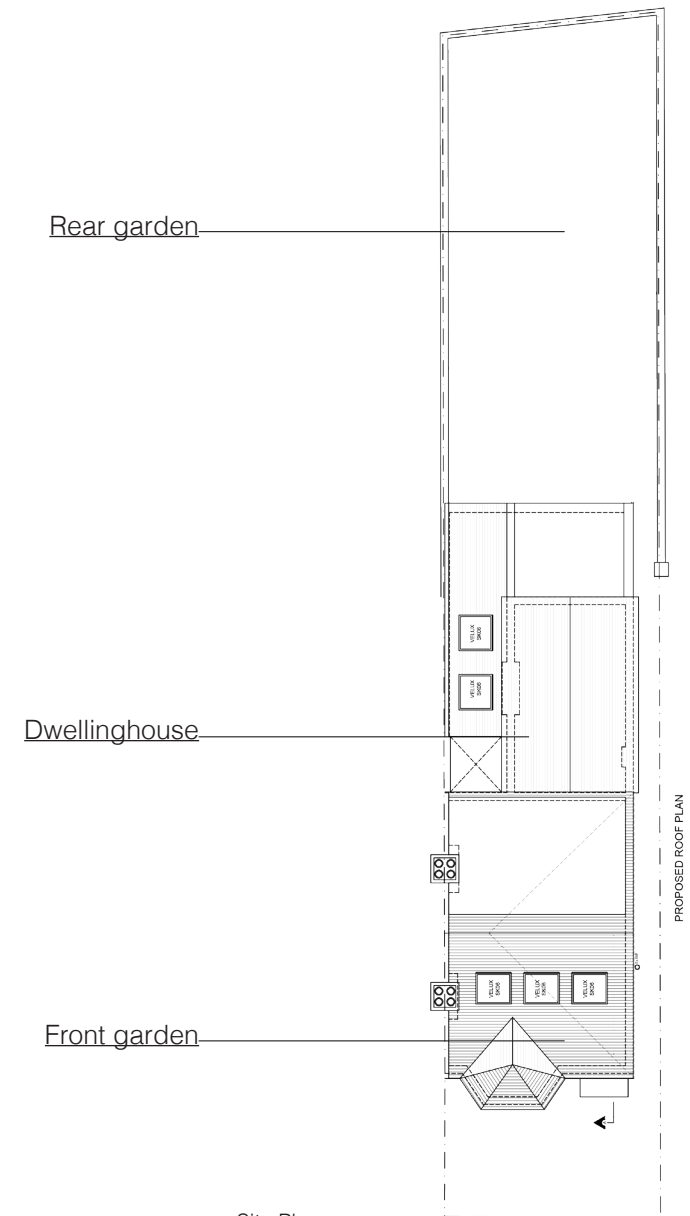


10 Richborough Road,  
London, NW2 3LU

## Design Process - Existing Site

### Existing site analysis

Site plot area: 264m<sup>2</sup>



Site Plan



## Design Process - Proposed Site

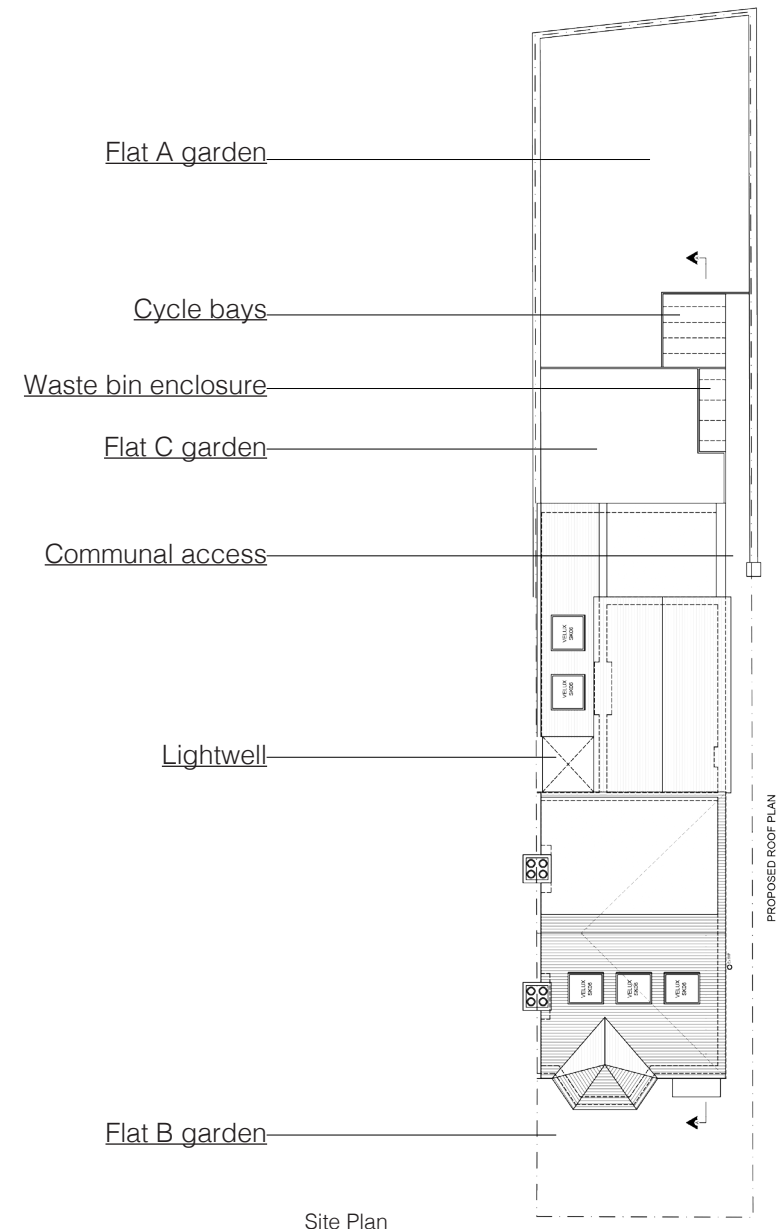
### Proposed site analysis

Site plot area: 264m<sup>2</sup>

Flat A area: 39sqm

Flat B area: 46sqm

Flat C area: 109sqm



Site Plan

## Design Process - Scale and Form

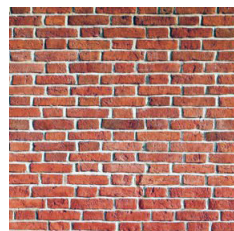
1. The development aims to increase the housing stock in the borough and contribute to meet the target figures for annual increase of the housing stock in London.
2. The current application does not amount to any extension or increase of area to the building and is based on previous planning history and to be complemented by the previous developments.
3. The area is very popular with close proximity from local amenities, services, shops and transport links..
4. Through the conversion in flats, the property will preserve it's original character by retaining a 3-bedroom family dwelling.
5. Close access to central London makes this site location very desirable and suitable for Londoners working in the city.
6. The viability and sustainability of the development is guaranteed by the retention of a family house as residence and two studios for rental or sale.
7. The development is economically viable and therefore likely to be fulfilled in the very near future, contributing to the number of planning applications that are built.

## Materials and Appearance

1. Weathered clay tiles to match the existing



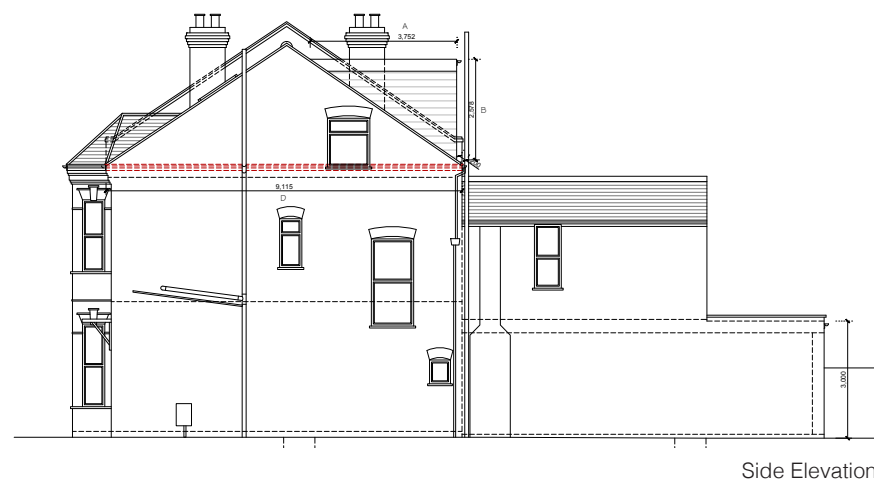
2. Stock brick to match the existing.



3. Aluminium anthracite grey bifold doors.



4. Timber frame painted white windows and doors.



## Access / Parking / Refuse

### Access

The access to the main house remains unchanged and the entrance hallway shall be shared by the upstairs family unit and the downstairs front studio. A side entrance leading to the ground floor rear flat, will be fit with good high quality aluminium or timber doors to the side shared access.

### Parking

A car free development is proposed in line with the general guidances defined on the London Plan. There will be provisions for six cycle mounts to be mix used by bicycles, motorcycles and adaptable cycles.

### Refusal

It is proposed 480L capacity for general refuse and another 480L capacity for recycling on wheelie bins stored in enclosures.

## Sustainability

All materials and techniques used in the construction of the building will be modern and applied in a sustainable way to comply with the requirements of Building Regulations.

All windows and doors will be double glazed with a good thermic performance to reduce the CO<sub>2</sub> footprint and maintenance of the building.



Timber enclosure for wheelie bins.



Sheffield icycle parking stand.



## Drawing list

001 - Location plan  
010 - Existing plans  
011 - Existing plans  
020 - Existing elevations  
030 - Existing section  
110 - Proposed plans  
111 - Proposed ground floor plan  
112 - Proposed first floor plan  
113 - Proposed second floor plan  
113 - Proposed outbuilding ground floor and roof plans  
120 - Proposed elevations  
130 - Proposed section