

Design & Access Statement – Flat 4, West Cottages, West Cottages, NW6 1RJ

Client	:	Ms. C Martin
Site	:	Flat 4 14 West Cottages West Hampstead London NW6 1RJ
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1.0 Introduction

This Design and Access Statement has been prepared to support a planning application for a second floor rear extension to Flat 4, 14 West Cottages, West Hampstead, NW6 1RJ. The Design and Access Statement is to be read in conjunction with the accompanying drawings and documents

2.0 Assessment

2.1 Project Proposals

The proposals are to include:

Single storey second floor extension with extended green roof to match the existing main roof.
Glass balustrading to a terraced balcony.
External air conditioning condenser.

2.2 Site Location

Site Location Plan – Ordnance Survey



Site Plan - Google



2.3 Site Description

The site lies in an established mixed residential and commercial area. With the busy high street of West End Lane within walking distance and also West Hampstead Tube Station and West Hampstead main line stations.

The site comprises a part 2-storey and part 3-storey building with a basement. This property obtained a final planning approval March 2011 and the construction was completed in 2012 with a combination of face brickwork and timber cladding to the external elevations with a pitched composite slate roof with roof lights to the front elevation. The windows are timber sash with timber casement doors to a second floor enclosed balcony. The existing main roof is a green roof over a single ply membrane roof covering which will be extended over the roof to the extension.

Access is via a shared walkway to the side of the property, with a garden at the rear. The flats benefit from terraces/balconies. This proposal relates to the top floor flat.



Main Building – Front Elevation



Main Building – Front Elevation



Rear Elevation



Side Elevation



Side Elevation



Rear Flat Roof Area



Rear Flat Roof Area

2.4 Design Principals

The extension has been designed to respect the character of the surrounding area, whilst providing future occupants with enough space for the basic facilities of a home. The proposed rear extension would create a larger bedroom space with access onto a small terraced balcony. While the internal layout has been altered to create a more spacious living arrangement that is suited to modern city living, and would meet with current technical housing standards.

The existing internal area of the flat is approximately 42sqm which according to Technical Housing Standards - National Space Standards, should only be suited for a 1 bedroom dwelling. However, this flat was approved as a 2 bedroom unit.

Table 1 - Minimum gross internal floor areas and storage (m²)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

The proposal therefore includes internal layout alterations to convert the central bedroom into the living area creating a large open plan living space with access onto the front facing terrace. The smaller rear bedroom will be extended as outlined above.

This extension would create a larger master bedroom with access onto a small terraced balcony protected by glass balustrades and an obscured higher glass screen to the side elevation to prevent overlooking to and from the rear of the mansion block on West End Lane.

The increased bedroom and living areas, and the revised layout would now be compliant with the current technical housing standards. The proposed flat area would be approximately 55sqm creating a larger 1 bedroom 2 person flat. It is believed that the extension and revised layout will provide more comfortable and acceptable room sizes.

To improve the views from neighbours rear windows the new rear extension is to be finished with timber cladding to soften the appearance and reflect the existing external details of the building. Raised planters with discreet trellis along the facade to the side elevation will also create the effect of a living wall and will help to conceal an external air-conditioning condenser.

3.0 Evaluation

3.1 General Considerations

The site is located in the West End Green Conservation Area and it not a listed building

3.2 Pre-Planning Advice

A Pre-Planning Application Ref **2020/5437/PRE** was submitted and a report issued 2nd March 2020

3.3 Planning History

2008/0978/P and **2008/0978/C**: Erection of a building comprising basement, ground, first and (part) second floor level to provide 1 x 1-bedroom, 1 x 2-bedroom and 1 x 3-bedroom flat (Class C3).
Granted 31/03/2009.

2010/3114/P - Erection of a part 2-storey and part 3-storey residential building comprising basement, ground, first, second and third floor levels to provide 3 x 2-bedroom and 1 x 3-bedroom flats (Class C3) – granted subject to a legal agreement – 07/03/2011

3.4 Relevant Policies and Guidelines

National Planning Policy Framework 2019

The London Plan March 2016 (Publication version 2020)

Camden Local Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

Camden Planning Guidance 2021

CPG Design

CPG Amenity

CPG Home Improvements

West End Green Conservation Area Appraisal and Management Strategy 2011

4.0 Access

Access to the flat is from a main central entrance on the ground floor directly from West Cottages with staircase access to each flat which be retained as existing

5.0 Conclusion

It is believed that the proposal is an attractive addition to the existing property. The proposed design is thought to harmonize with the existing property and is not detrimental to the character of the local area and reflects the guidance outlined in the Pre- Planning Report from Camden Planning Department,

Dkdesign - September 2021