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## DESIGN & ACCESS STATEMENT

### Application Site:

27 A Cotleigh Road, London NW6 2NL

### Proposal:

Single storey rear and side extension and conversion from one bed to two bed ground floor flat.

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#### 1.0 The Site

The subject property is a ground floor flat in a three storey dwelling. There is a 35m<sup>2</sup> rear garden space and a 9m<sup>2</sup> front forecourt with street parking.

#### 2.0 The Location

The application site (area marked in red) is situated at 27 A Cotleigh Road, London borough of Camden. Cotleigh road is situated within a residential area, close to the Jubilee Line at West Hampstead and within 10 mins walking distance to Brondesbury Station.

The site has easy access to Local Park/recreational/children's play areas should the occupants desire to use, nearest being Kilburn grange park.

#### 3.0 The Proposal

The proposal is to convert a one bedroom ground floor flat into a 2 bedroom with an extended Kitchen /dining room area in the rear.

The front Living room is to be converted into the master bedroom. The existing bedroom will have a reduced window space and an emergency fire escape door through to the master bedroom.

The rear kitchen is to be converted into a larger kitchen/dining area. This will be done by extending the rear by 1.5m outwards with a single storey brick extension and extending the side with a sloping glazed system.

#### 4.0 Landscaping

19m<sup>2</sup> of the 35m<sup>2</sup> rear garden will be retained and upgrade with a new permeable ground and planting.

## 6.0 Flood Risk assessment

This development is in flood zone 1. This means it has a low probability of flooding from rivers and the sea. The site is less than 1 hectare, not in an area with critical drainage problems or at increased flood risk in the future or at risk from any other sources. Therefore this development does not need a flood risk assessment. A flood map taken online, from the environmental agency, showing the sites flood zone is attached with this statement.

## 7.0 Refuse & Recycling

Wheelie bins are located to the front of the property which will remain unchanged.

## 8.0 Access

The current vehicle access and off-street parking is located to the front of the property which will remain unchanged.

## 9.0 Appearance

The proposal reflects the scale and spacing of the neighbouring properties; adequate distances are maintained to ensure building lines are not compromised in which to detrimentally affect the neighbouring properties in terms of loss of privacy, daylight and outlook. The proposed development is complimentary to the existing house and the surroundings without having a detrimental impact to the existing surroundings.

## 10.0 Conclusion

Having reviewed the different elements of the Councils UDP, Supplementary Planning Guidelines, and other National Standards applying to this form of development, it is felt that the proposal at this property is satisfactory and does meet the main considerations. We would welcome any further recommendations that are offered from the Planning Case Officer.

# Flood map for planning

Your reference

**Location Plan 1:2500**

Location (easting/northing)

**525305/184271**

Created

**14 Aug 2022 10:43**

**Your selected location is in flood zone 1, an area with a low probability of flooding.**

You will need to do a flood risk assessment if your site is **any of the following:**

- bigger than 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

## Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2021 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>

## Flood map for planning

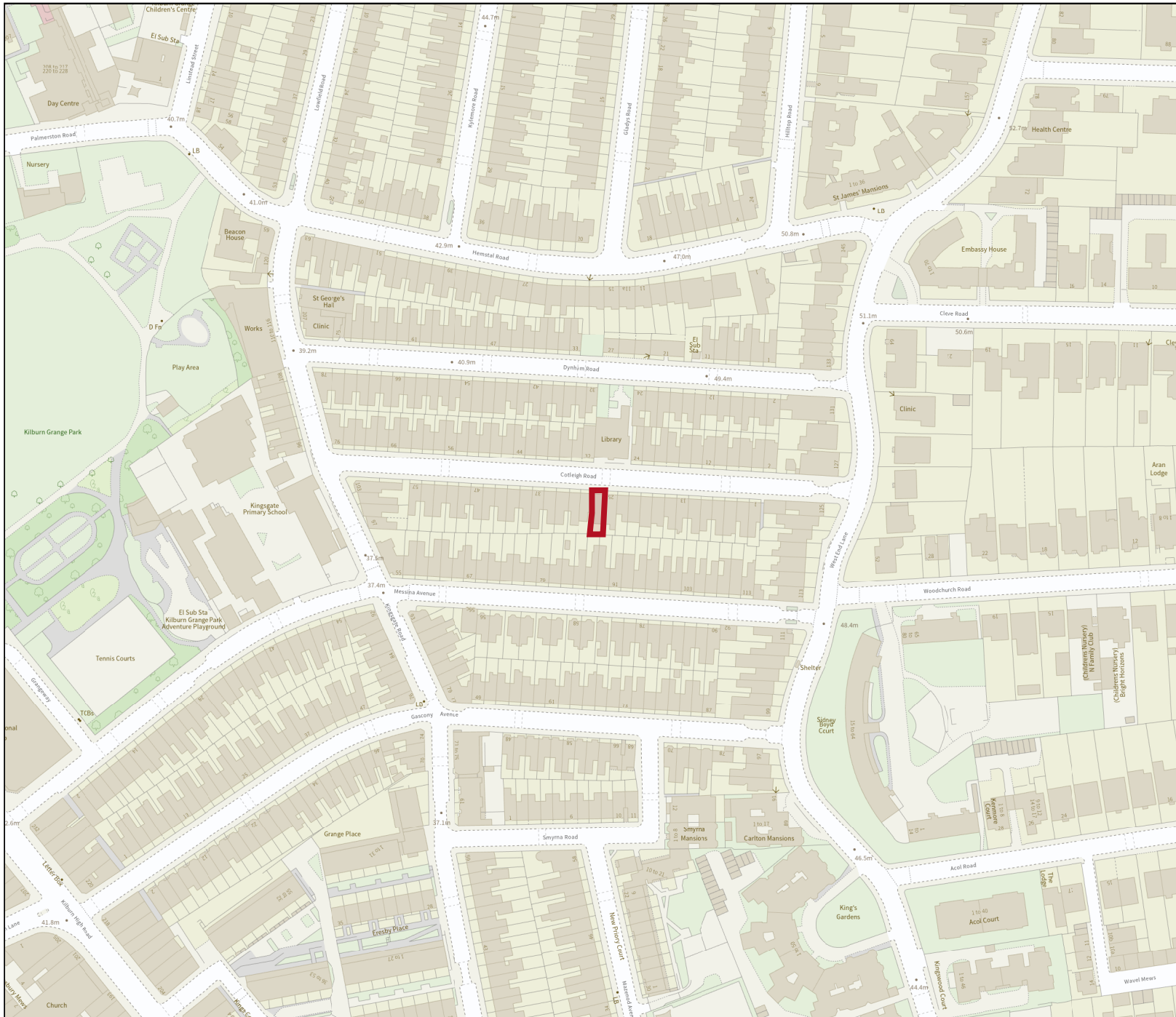
Your reference


**Location Plan 1:2500**

Location (easting/northing)  
**525305/184271**

Scale  
**1:2500**

Created  
**14 Aug 2022 10:43**



-  Selected area
-  Flood zone 3
-  Flood zone 3: areas benefiting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area

