

DESIGN & ACCESS STATEMENT

**Erection of single storey roof extension to flat 14 Cecil Court,
2 Acol Rd, London NW6 3AP**

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Background:

This statement supports a Planning Application for the proposed erection of single storey roof extension to a top floor flat and terrace space on the 5th floor within the five-storey property to increase the quality of family sized residential accommodation.

This document should be read in conjunction with accompanying drawings:

Drawing number:

Existing plans – A100, A102, A104 and A106

Proposed plans upwards – A101, A103, A105 (colour) and A107

Site:

The site is located at Flat 14, Cecil Court, 2 Acol Rd, NW6 3AP.

The building, Cecil Court, is located at the East end of Acol Road, its junction with Priory Road. It is a quiet residential area with a small number of shops in proximity to the premises.

The building is five story high with multiple residential occupancy in various sizes. On the roof level there is an existing structure which allow access to the roof through communal stairs.

The site, flat 14, covers just over a half of the fifth floor of the building and measures approximately 195 sqm.

The site is located in the South Hamstead Conservation Area.

Site photos:



View from Priory Road (East)



View from Priory Road 2 (East)



View from parking (North)



View from Acol Road (South)

Design Principals:

The additional rooms and open-air space on the site improves the quality of family sized residential accommodation, whilst respecting neighbouring properties.

The main focus of the design has following principle elements:

Respect the general character of the building and the surroundings

The position of the extension set back from the existing building perimeter and due to the height of the building, the visibility of the extension from the street and the neighbouring buildings will be minimal.

The proposed development has kept the basic appearance of neighbouring properties to respect as well as enhance the appearance of the street aesthetic.

In terms of the appearance, both for the extension and the glass balustrade, the style and the materials of the design are chosen to harmonise the existing building and also the adjoining properties of its surroundings.

The upwards extension wall is in brick coloured lightweight metal cladding to match existing brick works.

As the site is located at the streets with the mature trees, known to be a 'leafy' area, the proposal is to place natural plants behind the glass balustrade and prepare for almost roof garden to maintain natural visual links to the surroundings.

Layout

The upwards extension will be used as a gym/playroom, and a home office space. The rest of the roof space will be used as a terrace. These new spaces will improve the residential accommodation to suit modern living which balances work, and family life. It will also add an open-air space which

adds positive quality to the residence and the building. Especially for the occupant with young family, this development provides a safe space to play.

5th floor terrace

Proposed additional terrace spaces on the 5th floor will be minimum visual impact from street as spaces are already set back from the building wall.

Massing

Proposed development is inherited from the existing properties in terms of width, depth and materials. The upwards extension will be at the same height as existing structure.

Scale

The scale of the proposed upward extension is 10.6m length x 7.1m depth and 2.4m height. The scale of the extension is clearly subordinate to the original building. The terrace space will be secured by the glass balustrade at the 1m height. There will be no loss of amenity to adjacent properties in regard to loss of sunlight, outlook, overshadowing, overlooking, loss of privacy and sense of enclosure.

Accessibility:

The access to the property is unchanged.

Conclusion:

The proposal makes best use of the intrinsic site qualities and will create an attractive living environment for the proposed residents without compromising the amenities of the existing properties. The proposal meets the principle of the latest updates in the permitted development /extending upwards if the premises is not within the conservation area **'The Town and Country Planning (General Permitted Development) (England) (Amendment) (No. 2) Order 2020'**.

This development proposes further careful consideration in terms of visual, architectural and planning perspectives.

The proposal is of high quality and takes account of the immediate context and local character. The design makes efficient use of the site, and is arranged in a layout, form and scale that respects and enhances the established character of this area.