

ARK-X-DA-01
28 February 2023

FLATS 17 Arkwright Rd, London NW3 6AA

DESIGN AND ACCESS STATEMENT



Photo 1- Front elevation from Arkwright Road

1.0 INTRODUCTION

This design and access statement is to be read in conjunction with the drawings and documents included with this planning application.

17 Arkwright Road is a flat is on the ground floor of a semi-detached building. The proposed work described in this planning application would significantly enhance the quality of the flat by providing better insulation, ventilation and lighting without affecting the appearance of the building from any main road.

The building is not listed and is in the Redington/Frognaal Conservation Area (sub area 8). It makes a “positive contribution” to the area according to Camden’s Conservation Area Statement: Redington / Frognaal. An Article 4 Direction has not been made on this property.

The proposed works to 17 Arkwright Road include:

1. The replacement of two existing windows at the rear elevation of the building to a larger size with greater thermal performance and matching style.
2. The addition of a new small window on the property’s eastern elevation to serve a proposed bathroom.

The two windows on the rear elevation were cheaply installed many years ago and do not match the style of the other windows on the building. Additionally, the two windows do not even match each other in terms of style and size which is detrimental to the appearance of the building from both inside and out. In their current state, the windows are cracked and the frames are rotting (photo 2).



Photo 2- rear elevation from the garden



Photo 3- side elevation from the front

2.0 DESIGN STATEMENT

2.1 Use

The semi-detached building in which the property is located contains four flats arranged over four floors. The lawful use of the building is residential.

2.2 Amount

The dimensions of the two existing windows on the rear elevation of the property measure 700mm (W) X 1500mm (H) and 450mm (W) X 1200mm (H). The dimensions of the two proposed windows in this location each measure 850mm(W) X 1800mm (H).

The dimensions of the new proposed window on the eastern elevation measure 450mm (W) X 900mm (H).

2.3 Layout

The internal arrangement of the flat has been reconfigured several times throughout its history which has led to an unsatisfactory layout in its current configuration. The proposed modifications would provide improved levels of accommodation and more efficient use of the space available.

2.4 Scale

The proposed works would be in keeping with the scale of the existing building and take in to consideration daylight, sunlight, privacy and outlook to adjacent buildings. These proposals do not have an adverse impact on these.

2.5 Appearance

The proposed windows at the rear of the property would be white timber sash windows which perfectly complement the style of the building and improve the appearance of the rear elevation. At the same time, the rear elevation can only be visible from the private garden with tall trees. (Photo 4)

The proposed window on the side is would be white timber sash window which also perfectly complement the style of the building. The gap between buildings No.15 and No.17 is only 1.25m, and the added side window is almost invisible from the main street. There is no window on the side wall of No.15 and the new added window won't affect the privacy of any neighbour.(Photo 5)



Photo 4- Bird view from the back



Photo 5- Side elevation from main street

2.6 Context

- This building is located in a residential neighbourhood where high quality design is required to ensure that efficient and appropriate use of the limited space is best utilised.
- This building together with numbers 15-25 on the south side of Arkwright Road form a homogeneous group of semi-detached two-storey red turn-of-the-century buildings, most of which have been converted into flats.
- The proposed works do not affect the character of the building.
- The north side of Arkwright Road contains similar buildings and directly opposite is University College School.



Photo 6 – the garden of no. 23 and 25 beyond.



Photo 7- rear elevation of no. 21

2.7 Sustainability

- The new windows will be thermally efficient in accordance with current building regulations.
- The old heating services are to be replaced and will significantly improve the performance of the flat.
- Underfloor heating will be installed in the flat.

2.8 PRIVACY

- Huge space between No.15 and No.17, no privacy issue for the neighbours.
- No windows on the west elevation of No. 15 which is opposite to the proposed added window on the side wall of No. 17.



Photo 8- Front elevations of No.15 and No.17 from Arkwright Road

3.0 ACCESS STATEMENT

3.1 Pedestrian and vehicular access

- The existing front door access to the flat is not proposed to be altered.
- The flat is within walking distance from key services and amenities.
- The flat is within a controlled parking zone.

3.2 Public transport

- The property has a PTAL rating of 5 (very good).
- Hampstead tube station (Northern Line) is 638m away.
- Finchley Road & Frognal railway station (Overground) is 543m away.
- Buses are 582m away and 382m away.