

# Design & Access Statement / Planning Statement

## Site

165 Hendon Way, London, NW2 2NB

## Issue

Iss.1\_2020.10.09

Iss.2\_2020.10.30

Iss.3\_2021.03.03

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## Overview of statement

This design and access / planning statement is intended to provide an overview of the proposed project detailed within this application. The design and access statement will explain how consideration has been applied to the proposal. It will also display an understanding of the feasibilities in direct context to the proposed site. It has been laid out to highlight and justify the required principles by breaking the statement down into separate sub titles that accurately address each point and will simplify the breakdown of information further ensuring that important points are addressed and easy to locate.

## Site and surrounding Area

The application site is a large late Edwardian style semi-detached house on a large plot. Purpose built with a loft space and front and rear dormers. A wrap around dormer at the rear and side and an outbuilding was approved recently and is almost complete. The road is mostly private residential homes, with many converted into flats and some bedsit, both new (within last 3 years) and historical.

## Principle of development

The proposal of converting homes to flats is of course acceptable and there over 8 plots where this has been done already within the last 10 years.

## Appearance

The proposed materials have been carefully selected to integrate the proposed buildings into the existing site. The proposed roof will be tiled with the walls being a dark red London stock brick . As the existing buildings are of rather traditional styles the hues and colours of the new building will be matched to be in keeping with the adjoining late Edwardian architectural style.

## Car / Cycle parking

This existing house has 4 no car parking spaces, and potentially more if tandem parking. The proposed 4 flats would re-use the existing car parking spaces with only flat 3 not have any.

The flats will all have cycle storage space in the cycle shed located at the rear garden.

Please refer to drawing 100 and 101 for the same.

## Design and Layout

The proposed flats **Floor Areas (GIA)** meet the 2015 floor space standards are for each unit and is as follows:

Flat 01 = 1 bed / 1 Person = 53.8 sqm

Flat 02 = 2 bed / 3 Person = 61.6 sqm

Flat 03 = 1 bed / 2 Person = 58.4 sqm

Flat 04 = 1 bed / 2 Person = 52.8 sqm

Please refer to drawing 100 and 101 for the same.

The proposed flats **Room Sizes** meet the 2015 floor space standards are for each unit.

Please refer to drawing 330 as these are stated for each room.

The proposed flats **Amenity Areas** is as follows:

Flat 01 = 1 bed / 1 Person = Communal rear garden 124 sqm

Flat 02 = 2 bed / 3 Person = Private rear garden 20 sqm

Flat 03 = 1 bed / 2 Person = Communal rear garden 124 sqm

Flat 04 = 1 bed / 2 Person = Communal rear garden 124 sqm

Please refer to drawing 100 for the same.

The proposed flats **Refuse / Recycling Location** is as follows:

Flat 01 = 1 bed / 2 Person = Communal front garden

Flat 02 = 2 bed / 3 Person = Communal front garden

Flat 03 = 1 bed / 2 Person = Communal front garden

Flat 04 = 1 bed / 2 Person = Communal front garden

Please refer to drawing 330 for the same.

8no bins have been provided of which 4no. will be allocated to each of the 4no. flats and the remaining 4no bins will be used for recycling. This is the same as what is precedent within the street scene.

It has been designed behind a timber fence, which is soften using soft landscaping at the public footpath.

### Stacking / Sound Insulation

Stacking design was introduced as policy in the 90's in London, however since the building regulations law was updated in 2006, there is no requirement for stacking rooms in a certain way. This is because the building regulations law requires an acoustic separating floor and wall between flats and flat to communal hallway and flats to commercial space etc. even if the proposal is a new build or conversion, therefore it is irrelevant what room is above what's as the separating floor construction must be constructed uniformly between the separate flats, communal hallways or commercial space. No planning application can ever be refused for this matter.

Furthermore, stacking design is extremely restrictive for conversions as it is not always practical to form certain room on certain areas, i.e. due to overlooking, needed more windows, loss of private, kitchen fumes from extractors, or north facing, stair position, building footprint etc. A conversion has limitations on what can be changed and therefore producing a design with stacking is not typically possible.

### Shared use Gym

We have proposed to re-use the existing outbuilding for shared garden store and a small gym and shower / locker and changing room area. This is to make use of the existing outbuilding, provide a positive health to the borough and provide a much sought-after facility in gym and storage space.

It will strictly be for use by the flat owner and the managing agent will arrange access etc as needed.

The proposal has been set and it is now becoming common for such a use. Just 2 of the sites are 841 Finchley Road and 2 Pennine Drive

### Conclusion

The proposal now provides a better dwelling mix, than the approved planning application, with the introduction of the 2 bed 3-person flat with private amenity space. This will help meet the council housing requirements better and attract a better mix of occupants helping maintain diversity and safety in the locality.