



Design and Access statement

**Retrospective works to Top Floor Flat, 15 Castellain Road,
Westminster, London, W9 1EY**

Prepared by Drawing and Planning Ltd

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Design and Access Statement

0.0 Summary

This supporting Design and Access Statement has been prepared by Drawing and Planning Ltd, Mercham House, 25-27 The Burroughs, Hendon, London, NW4 4AR (0208 202 3665), on behalf of the freeholder of the top Floor Flat, 15 Castellain Road, W9.

This statement accompanies a retrospective planning application to maintain the front dormers as existing.

1.0 Introduction and Aims

This supporting Design and Access Statement has been prepared for the retrospective application at the Top Floor Flat, 15 Castellain Road, W9. The site is identified on the location plan in Appendix 1.0.

15 Castellain Road is located within the Maida Vale Conservation Area, however, the site not a Listed Building.

The current scheme has been design by Drawing and Planning Ltd and the detailed drawings to accompany this application are attached.

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2.0 The Site

The site address is Top Floor Flat, 15 Castellain Road, Westminster, London, W9 1EY.



Fig. 1- Existing view: Front elevation showing flat roofed dormers in situation

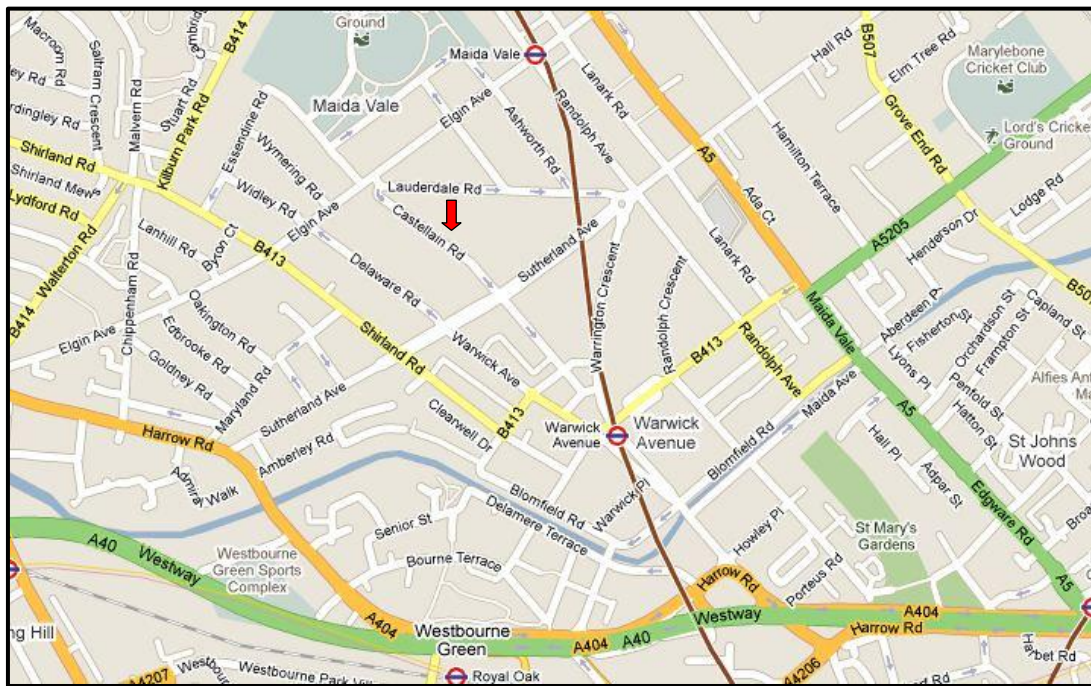


Fig. 2- Maida Vale: Map of the area showing Castellain Road in situation

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3.0 Site and Surrounding Area

Location:

The application site is shown on the site location plan in appendix 1.0.

The Site:

The subject property is a four storey terrace house previously converted into self-contained flats. The property is located on the main frontage of Castellain Road close to the junction with Pindock Mews and is a relatively quiet one-way street. The character of the local area is generally residential, with a mix of different house types and ages of construction.

Castellain Road is located within a larger residential community and is within walking distance to the Warwick Avenue and Maida Vale tube stations.

The subject property, situated within the centre of Maida Vale is of a brick built construction. The property boasts its front elevation onto Castellain Road with its triple storey front elevation projecting bays and a grey slate tiled pitched roof.

15 Castellain Road is currently arranged as four independent self-contained flats spread over the lower ground, ground, first and second floors.

Surrounding Area:

The area is well served by public transport with multiple bus routes within walking distance. Castellain Road is also conveniently located within walking distance to both Maida Vale & Warwick Avenue (Bakerloo Line) Tube Stations. The main shopping facilities are within A5 Edgware Road.

Landscaping:

No changes were carried out to the existing landscaping as a result of the development works, and there were no trees on the site that were affected by the works.

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4.0 The Design

This application has been submitted retrospectively to maintain the two front dormers as existing.

The existing two dormer windows, constructed in late 2006 following planning permission granted in August 2006 were designed and built to the same style as the existing single dormer window which was in place prior to planning permission being granted.

The dormer windows were built with flat roofs in line with the original dormer. It is not felt that these new dormer windows detract from the overall character of the area or from the street scene as a whole. It should be noted that these dormers have been in place for over four years.

The mansard style infill between the windows was constructed at an angle of 74°. (See Fig's 3 & 4 below - Existing Front Elevation & Existing Top Floor Layout)

4.1 The Design Materials

The materials used in the construction of the two dormer windows match exactly to those used in the original dormer window which was granted planning permission in February 2002 (application no. 02/00156/FULL). The materials used for the infill between the two dormers, match the original roof type materials; therefore, the visual impressions match with the pre-existing roof scape and do not look out of place.

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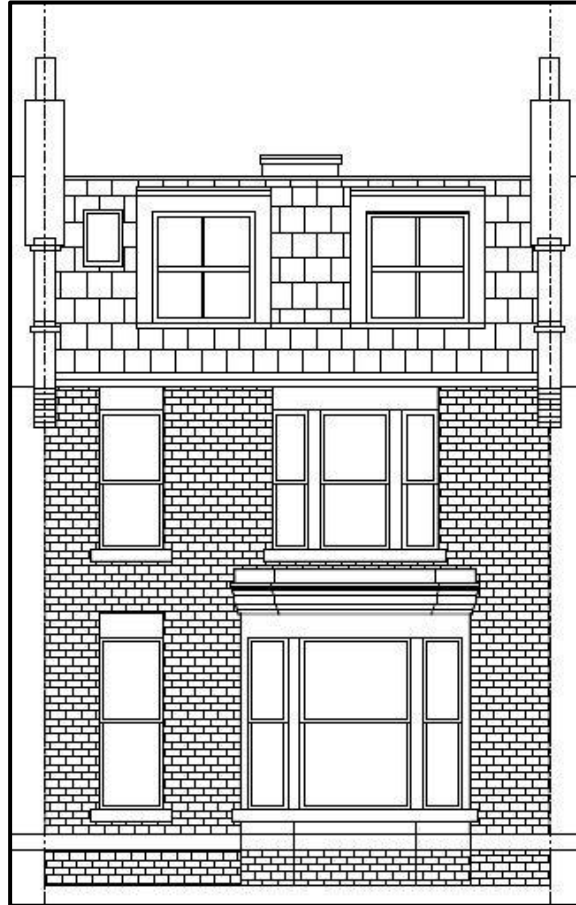


Fig. 3 – Existing View: Front elevation 15 Castellain Road

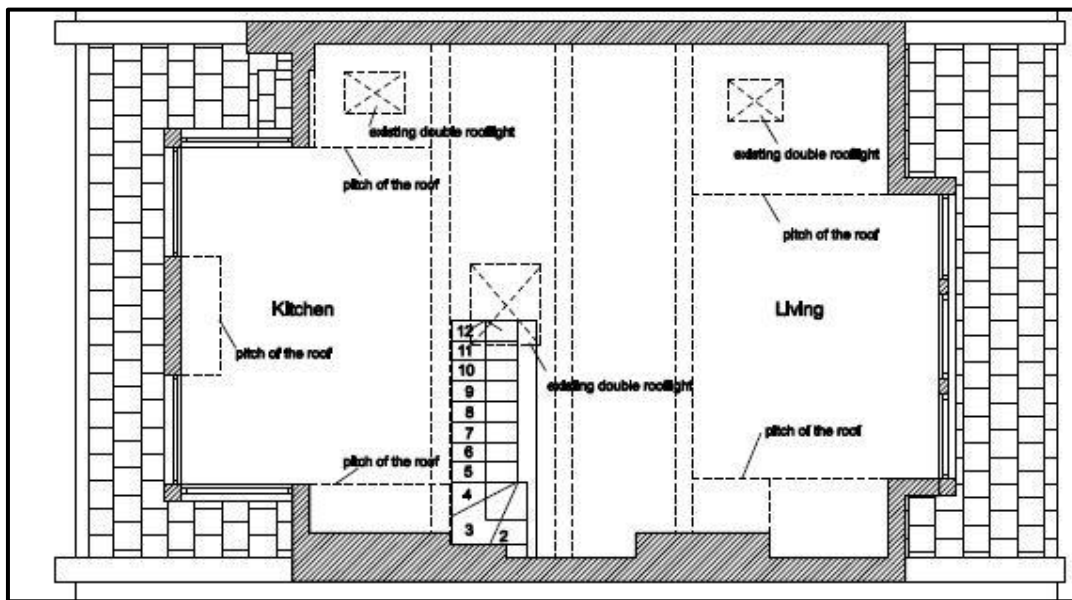


Fig. 4 – Existing View: Top floor layout 15 Castellain Road

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5.0 Accessibility

Vehicular Access and Parking:

The development works did not affect vehicular access in any way. The scheme carried out does not create any impact on any highway or public route, nor does it affect any existing amenity.

Inclusive Access:

The scheme carried out has no impact on the accessibility of the existing site, where existing access to the main building was retained without alteration.

Access to the remaining flats in the building; have not been affected in any way.

All rooms continue to have windows from which it is possible to escape from in case of fire. Emergency services can access the building directly from Castellain Road.

Refuse and recycling:

The development works carried out did not affect the arrangements or requirements for rubbish collection. No changes have been made to the provision at the site for bins suitable to serve the four flats. No changes have been made to the provision of recycling containers adjacent to the refuse store.

Transport links:

Castellain Road is conveniently located within walking distance to multiple bus routes including route 6 Aldwych-Willesden, route Central Middlesex Hospital-Finchley Road and route 414 Maida Vale-Putney Bridge. Castellain Road is also conveniently located within walking distance to both Maida Vale & Warwick Avenue (Bakerloo Line) Tube Stations.

6.0 Conclusion

Proposal:

The development works have enhanced the appearance of the building. The development has been designed and built to fit in well within the surrounding area.

The development works have substantially improved the quality of the living accommodation at top floor flat, 15 Castellain Road, whilst not having an adverse impact on neighbouring amenities, or on the character of the Maida Vale Conservation Area.

Involvement:

The scale of the application is not considered sufficient to require significant community consultation.