DESIGN ACCESS STATEMENT

Date: 30th June 2023

RE: Proposed new rear extension to the existing two storey end terrace house at 95 Sumatra Rd, London NW6 1PT

Dear Sir or Madam, (to whom it may concern)

This Design Access Statement is prepared to support the planning application for erection of a new proposed two storey rear extension, new front boundary wall with metal railing and add two new windows onto the existing gable wall at 95 Sumatra Rd, London NW6 1PT.

THE SITE

The proposed development site locates at 95 Sumatra Rd, London NW6 1PT which is a two-storey end terrace house comprising an L-shaped floor plate with the main house at the street front and a lower-level rear wing building facing to the back garden.

No. 95 locates at the mid-point, also the turning point, of the Northern and Eastern end of Sumatra Road. No. 95 is the end terrace of eastern terrace houses and separated with the adjoining neighbour, No.93 – end terrace of the Northern side of the street.

Between the No.93 and 95 Sumatra Road – the two end terrace houses are separated by a narrow gap. Behind this narrow gap, there are a small side gate access leading to No.93 back garden via the narrow laneway next the end terrace gable wall and a triangular shaped side yard (No. 95) connects with its wide rear garden facing the noisy railway tracks.

Sumatra Road is not within a conservation area. To the rear lies a pathway (the Black Path) with dense tall trees to buffer the noise created by the daily heavy train traffic.

Assessing the surrounding of the two row of existing terrace houses on the road, No.95 is the end of the Eastern terraced houses. However, the current front elevation of No.95 does not conform with the uniformity of the adjacent terrace houses both in term of colour and external finishes such as walls, windows, and front stage boundary treatment etc.

The previous owner of the development house secured a planning permission granted for erection of a single storey rear extension for the existing kitchen and a two-storey side extension over the triangular side yard on 17th May 2019 (planning reference: 2019/0891/P) but no construction work has been carried out, and this revised application is being submitted now.

PROPOSED WORKS

The proposed development works are comprised of the erection of a new two storey rear extension, removing existing pitch roof of lower wing at rear and replace with a new flat roof and PV panels, the addition of two new windows at the first floor onto the existing gable wall, and on the front elevation, new timber framed sash windows & hardwood entrance door and construct new front boundary wall with metal railing and front gate to match existing adjacent neighbours.

The previous proposal layouts of the granted permission comprise of an un-suitable internal layout and irregular shaped building form that cannot be adapted by our clients (a family) and did not address the inconsistency of the front elevation with neighbour.

DESIGN CONSIDERATIONS

Floor plans - The new proposed two storey rear extension includes a slightly wider kitchen extension, compared with the previously consented layout, and is proposed for a more practical opening plan dining kitchen plus a new toilet for the Ground Floor use.

At the First Floor, a new family bathroom is proposed to replace the existing narrow cramped bath room at the first floor and convert an addition habitable room/ study room for the families. The proposed changes significantly improve the existing property of partly pitched, low head-height ceiling conditions and tight internal space to all back rooms at the First Floor, which is no longer suits the modern living standard.

In comparison to the granted planning permission proposal, these new proposed layouts have achieved the following: -

- Considerably reduce the footprint of the construction site area that minimises the impacts to the existing rear garden and surrounding of the neighbourhood. We believe this eventually helps construction cost reduction that currently is extremely high.
- More rectangular internal layout/ room and building form simplifies the future structural design and creates more effective construction method. Likely, also saving costs too, despite high quality materials and finishes being used.
- Improved insulation and windows benefits energy performance and reduces emissions and living costs.
- Significantly improves the internal space quality for their family's needs and modern living standard of the country requirement.
- A new small study room is converted for future family expansion or current new working from home model for the owners throughout.
- No longer required to enter a party wall agreement with adjoining neighbours as the consented layout proposal. Eliminate legal and professional fees occurred for the clients.
- All new windows at the new side elevation and existing gable wall are with obscured fixed window at level below 1.7m above 1/F finishing floor level to avoid overlooking the rear garden of No. 93 neighbour. The windows are openable at the above for ventilation purpose.
- The renovation and reinstatement of traditional period material (wooden sash windows, etc) to the front improves the consistency with neighbouring properties.

Building massing, Elevation arrangement and External materials –

Massing, As mentioned above, this proposed new extension will occupy a lesser construction site area in the rear and side gardens to achieve the requirement of similar new added volume/ space. Demolishing the existing single pitch roof covered two storey rear block, a new combined extension

building is covered by a flat roof instead. Effect of overall two storey building massing, the new + existing is expected. Breaking down the external appearance is the main task to be resolved during the design process.

Elevations and External materials, The proposed two storey rear extension is designed in a manner of merging the two, the new and existing, section into one.

This results in a larger total width than the building height.

On the other hand, it is important to respect the hierarchy of the existing dwelling house in term of planning, massing, and building height. We must ensure there is no new extension should be higher than the existing highest level of the roof.

As the concerns at above, the new extended two storey rear block to be covered by a new flat roof. A tower effect corner has been proposed to break the two facades with stronger vertical emphasis. The tower is formed by blue- -black natural slate cladded finish, to match existing, on top of the white rendering encased piers surrounding of the full height glazing screen which is designed to maximise the interior natural daylight for the open plan kitchen.

The remained facades to be recycled facing brick external wall finish to match existing.

New windows to be thermally broken aluminium finished double glazing windows and French doors at rear and timber framed sash double glazing window at the front façade to match existing neighbourhood.

A Sustainable Dwelling House Development: -

- Recycle the existing rear building brick wall by carefully managed demolition of the existing rear side wall and reuse for the outer brick of the new extension walls to enhance the integration of the new and existing with a better mixing and merging.
- Minimising the floor plate / footprint of the new building and the existing garden and planting could be remained as is.
- New PV panels installation onto the rear main pitch roof and flat roof with the best orientation of due South to maximise renewable energy source for the future dwelling house.
- Recycle refuse storage is housed behind the new front boundary wall as per the neighbours and Council requirements.
- Insulation of the new rear walls to current standards, improving the overall energy performance.

In accordance with the Camden Borough Council sustainability policy, a new, well insulated flat roof/ warm roof on the top of this flat roof, maximum numbers of PV arrays, will be installed, with the best orientation facing to the due South/South West that achieves the largest amount of electricity generated for the household.

All new double-glazing doors and windows to be insulated frame low-E coated double glazing with Argon gas infilled windows to achieve the best thermal protection to the building in accordance with the Building Regulations requirement.
The proposed new extension will substantially improve the thermal property of the whole building as a result as the government's sustainable policy/ guidance after the extension.

Apart from the proposed rear extension, the proposed material changes of timber sash window and entrance door contributes a positive architectural improvement of this end terrace house such as the windows character and material plus a new matching front boundary wall with railing and access gate as the neighbourhood that enhances the entire street character at the key-turning point of Sumatra Rd.

All proposed new alteration to the front and extension at the back does enhance the character of the existing community environment for the neighbourhood with no negative impact at all.

In considering the surrounding environment, this new design proposal addresses not only the new owners and their family's needs but also demonstrate significantly improvement and careful design from the year 2019's granted planning permission proposal and much careful design consideration has been taken account in term of architectural, planning concerns and sustainability aspect

So, we would make our recommendation to the Local Planning Authority to grant our clients a new planning permission for our proposed new two storey rear extension for the end terraced house at No. 95 Sumatra Rd, London NW6 1PT

Should you require any information or would like to discuss any matter for this application, please feel free to contact the undersigned at the number above.

Yours sincerely,

Gavin Fung
MSc. Dip Arch ARB RIBA RIAI