

Design and Access Statement

Householder Application

Location: 46 Sumatra Rd, London NW6 1PR
Owner: Aarti and Mandeep Jagpal
Proposal: Ground Floor Side Infill Extension, Loft Conversion with Dormer Window & Juliet Balcony

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1.0 Introduction

- 1.1 This report has been produced to accompany the Householder Application for Ground Floor Side Infill Extension, Loft Conversion with Dormer Window & Juliet Balcony.
- 1.2 This document demonstrates that the proposed works comply with all adopted policies and guidance and that there will be no detrimental impact on the neighbouring amenity.

2.0 Site Description (Fig. 1)

- 2.1 The property is a terraced house located on Sumatra Road.
- 2.2 The character of the neighbour is predominantly residential with most of the households sharing similar features.
- 2.3 The building is a two storey split-level terraced house with a minor existing 1 storey rear extension (w:2,92m x d:1,41m) planned to be replaced in the redevelopment.
- 2.4 The front elevation has red brick with bay windows at ground floor and first floor level and white render decorative details; the rear elevation is predominately in red brick with a bay window on the side elevation at ground floor level detailed in white render.
- 2.5 The access to the property is from the main entrance on the front via the front garden. There is not direct access from Sumatra Road to the rear curtilage.
- 2.6 The plot appears to be generally flat and levelled.
- 2.7 The building is not listed and is not part of a conservation area.



(Fig. 1) Location Plan

3.0.0 Proposal

3.1.0 General Description

This application seek consent to:

- Ground Floor Side Infill Extension as approved under 2022/1503/P with variation to the elevation of the rear extension
- Loft Conversion with Rear Dormer as approved under 2022/3504/P with minor variation to the positioning of the front skylights and Juliet Balcony to rear dormer.
- Roof Terrace to the rear.

3.2.0 Design and Access Principles

- 3.2.1 The proposed ground floor extensions will allow a new laundry and pantry room, and an improved kitchen and dining area.
- 3.2.2 The new ground floor volume will replace the existing rear extension and it will extend to the rear no further than the current one; its brickwork will match the original house and the proposed skylights will allow natural light to the inner part of the house.
- 3.2.3 Access to the rear curtilage will be via a new sliding door from the kitchen/dining area as per the current configuration. A new step – centred with the new opening – will manage the transition between the internal and external levels.
- 3.2.4 The existing flat roof of the outrigger will be converted to terrace with access from the new rear dormer via a glazed sliding door.
- 3.2.5 The new terrace will have composite decking as floor finish and will be delimited by the new rear dormer on the West side and by black metal railings on the rest of the perimeter to limit the visual impact. Adjacent to the balustrade, new low level planters with evergreen vegetation will be installed to increase privacy.
- 3.2.6 The proposed loft conversion and rear dormers will accommodate a new office space on the outrigger connected to the proposed terrace and a new master bedroom and bathroom at loft level.
- 3.2.7 Access to the converted loft space and dormer will be internal via a new staircase extending the existing one and generally matching the location of the floor below.
- 3.2.8 The proposed dormers will follow the split level configuration of the property resulting staggered in height and mitigating the visual impact of the new volumes.
- 3.2.9 The new skylights on the front will allow natural light into new master bedroom and bathroom of the converted loft space meanwhile the proposed skylight on the existing rear pitch will allow natural light across the stairwell.

3.3.0 Dimensions and Configuration

- 3.3.1 The footprint of the proposed ground floor extension will occupy the current side return extending 2,25m from the existing side elevation and will extend to the rear by 1,41m replacing the current rear extension without extending any further back.
- 3.3.2 The proposed sliding door at ground level will be w:3,6m x h:2,0m and will have glazing bars.
- 3.3.3 The roof of the proposed extension will be pitched on the side and flat on the rear part matching the width of the existing outrigger. The new the roof will be 2,5m in height along the boundary line of No. 48, and 3,15m in height along the boundary line of No. 44 matching the adjoining extension.
- 3.3.4 The proposed roof of the extension will host 4 new skylights: 3 on the side measuring 1,2m x 1,8m each, and 1 on the rear measuring 0,9m x 1,8m.
- 3.3.5 The rear dormer located on the existing outrigger will be 2,69m wide extending 2,75m from the rear elevation allowing the remaining 3,97m of the existing roof to be repurposed as terrace; its height will be 2,51m from the existing roof level.
- 3.3.6 The proposed lower dormer will have 2 openings: a sliding door measuring w:1,37 x h:1,95m with glazing bars allowing access to the terrace, and a openable window on the side measuring w:2,25m x h:0,53m that will be installed at 1,7m from internal finished floor level.
- 3.3.7 The rear dormer located at loft level will be 3,25m wide, will extend 3,87m from the ridge of the main roof; it will not be 2,52m tall and no higher than the existing ridge.
- 3.3.8 The proposed higher dormer will have a sliding door measuring w:1,37 x h:1,95m with glazing bars and Juliet balcony; the exiting rear pitch will accommodate a new skylight with dimensions 1m x 1m to allow natural light into the stairwell below.
- 3.3.9 The proposal includes the installation of 3 new skylight on the front pitch of the house each measuring w:0,83m x h:0,92m.

3.4.0 Material Description

- 3.4.1 The new ground floor elevation will have brickwork finish to match the original house and its proposed roof will have dark tiles in the pitched part to match the main roof and dark EPDM on the flat part.
- 3.4.2 The proposed sliding window at ground floor level will have clear glass with dark frames and glazing bars.
- 3.4.3 The skylights on the proposed extension will have clear glass with dark frames to blend with the roof finish.
- 3.4.4 The proposed rear dormers will both be cladded in dark tiles and have their roof finished with dark EPDM.

- 3.4.5 The sliding door of the lower dormer will have clear glass with dark frames and glazing bars.
- 3.4.6 The new terrace will have composite decking as floor finish and both balustrade and lower planter will be in dark metal.
- 3.4.7 The sliding door of the higher dormer will have clear glass, dark frames and glazing bars, and a Juliet balcony with obscured glass and dark frame.
- 3.4.8 The proposed skylights on the original roof will all have clear glass with dark frames to blend with the roof finish.

4.0 Description of Works

- 4.1 Internal alterations and demolitions.
- 4.2 Roof alterations and demolition for implementing the new dormers and terrace.
- 4.3 Demolition of existing rear extension, excavations for new foundations and erection of new ground floor extension.

5.0 Planning Considerations

General

- 5.1 The current planning history of the property is comprised of a granted LDC (2022/3504/P) for loft conversion with rear dormers as per current proposal and of a granted householder application (2022/1503/P) for side infill extension having as variation from the current proposal the configuration of the rear part of the roof.
- 5.2 The current proposal seeks to merge the above mentioned planning applications introducing only minor variations to these, and seeks additional consent to alter and repurpose the existing flat roof of the outrigger to terrace.
- 5.3 The proposal will be sympathetic to the current conditions and suitable to the context, and it will not have a detrimental effect on the local amenity nor on neighbouring properties.
- 5.4 In regards to the proposed terrace, No. 44 Sumatra Road has received approval for a similar development in late 2021.

Camden Local Plan 2017

- 5.5 All new external finishes will have materials that resemble, as closely as possible, in colour and texture those of the existing building to safeguard the appearance of the premises and the character of the immediate area.
- 5.6 The permanent metal planter and evergreen vegetation screen will prevent unreasonable overlooking of/from the neighbouring premises.

6.0 Conclusion

- 6.1 46 Sumatra Road is a 2 storey split level terraced household located in West Hampstead. It is currently laid out as a single household and it will remain as such after the proposed development.
The building is not listed, nor part of a conservation area.
- 6.2 This application seeks consent for minor variation of the previously approved Loft Conversion with Rear Dormers (2022/3504/P) and Ground Floor Extension (2022/1503/P), and seek consent for the new proposal to use the outrigger flat roof as roof terrace.
- 6.3 The proposed development will respect the local character and will not negatively affect the local amenity.