

DESIGN AND ACCESS STATEMENT

Project Address: 30 Solent Rd, London, NW6 1TU
Application: Mr. Michael and Mrs Sophie Jenkinson
Agent: Craft Architects
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The following drawings form part of this submission:

Drawing No.	Title	Scale @A3
2411 PA GA 1001	Location and Site Plan	1:200/1250
2411 PA GA 1010	Ground Floor Existing	1:50
2411 PA GA 1011	First Floor Existing	1:50
2411 PA GA 1012	Second Floor Existing	1:50
2411 PA GA 1013	Roof Plan Existing	1:50
2411 PA GA 1020	Rear Elevation Existing	1:50
2411 PA GA 1021	Side Elevation Existing	1:50
2411 PA GA 1030	Section A Existing	1:50
2411 PA GA 1031	Section B Existing	1:50
2411 PA GA 2010	Ground Floor Proposed	1:50
2411 PA GA 2011	First Floor Proposed	1:50
2411 PA GA 2012	Second Floor Proposed	1:50
2411 PA GA 2013	Roof Plan Proposed	1:50
2411 PA GA 2020	Rear Elevation Proposed	1:50
2411 PA GA 2021	Side Elevation Proposed	1:50
2411 PA GA 2030	Section A Proposed	1:50
2411 PA GA 2031	Section B Proposed	1:50

Sunlight and Daylight Study_30 SOLENT RD

Project Summery

To extend the existing outrigger extension to create an additional room and to extend the party wall and chimney.

Planning Context

No. 30 Solent Road is neither Listed nor located within a conservation area.

Solent Road is typically fronted by 2-storey pitched roofed Victorian terraces with decorative bay windows, arched entrances and small front gardens leading off the pavement. The gardens to the rear are relatively large with many neighbouring examples of modern side and rear extensions enlarging the ground floor footprint. Roof conversions are also commonplace, with numerous examples of new rooflights, rear dormer structures and outrigger extensions in close proximity.

No.30 Solent Road has most recently achieved planning in 2022:

2021/5082/P: Erection of single storey wrap-around rear extension, roof extension at 2nd floor and alterations to the existing rear roof dormer.

No.14 Solent Road has most recently achieved planning for a full length outrigger extension:

2024/3480/P: Erection of an additional storey and replacement chimney on the existing 2-storey original rear closet wing.

Design

Layout:

The proposed works will provide additional space for the growing family.

Scale + Mass:

The outrigger extension is pitched, reflecting the form of the existing outrigger and reducing the implied mass of the new additions. The chimney and the party wall will be extended also.

Overshadowing:

The extension will be set back from the rear line of the existing outrigger. A "Sunlight and Daylight Study" undertaken by Morgan Light assessors is attached to this application. This report shows the impact upon the neighbours light levels is within the acceptable percentages.

Overlooking:

A new window within the back room of the outrigger will face the rear garden. A rooflight will provide daylight within the smaller room closer to the house to avoid overlooking issues.

Appearance + Materiality:

The outrigger façade will be tile to match the existing extension.

The windows will be retained from the existing extension. This is timber framed with double glazing.

The new roof lights will be grey aluminium framed with double glazing.

Sustainability:

The rear window will be retained and reused as will the existing tiles to the rear, avoiding unnecessary building waste. The new construction will meet or exceed current building regulations for thermal performance.

Access:

This will remain unchanged.

Summary

The new extension will improve the living conditions of the owners.

The new addition will be of high quality, follow similar forms of development to surrounding properties and remain subordinate to the host property.

Should you require any further information, please do not hesitate to contact us.



1 Existing rear elevation with No. 32 on the right and No. 28 on the left (arrow denotes applicant property)