

CJOK ARCHITECTS

22 SUMATRA ROAD . NW6 1PU

DESIGN & ACCESS STATEMENT

22 APRIL 2025

INTRODUCTION

This Design and Access Statement has been prepared in support of a Householder Planning Application for works to the existing house at the first floor flat at 22 Sumatra Road, London Borough of Camden.

This document presents a proposal for a loft floor rear dormer extension to the house to make it a more usable space in a manner similiar to other local examples of this.

The applicant wishes to carry out these works whilst refurbishing the currently run down property in order to make it a much better use of space. The works proposed will enable a better design layout as well as being more sustainable, whilst being in keeping with the local area and the existing house.

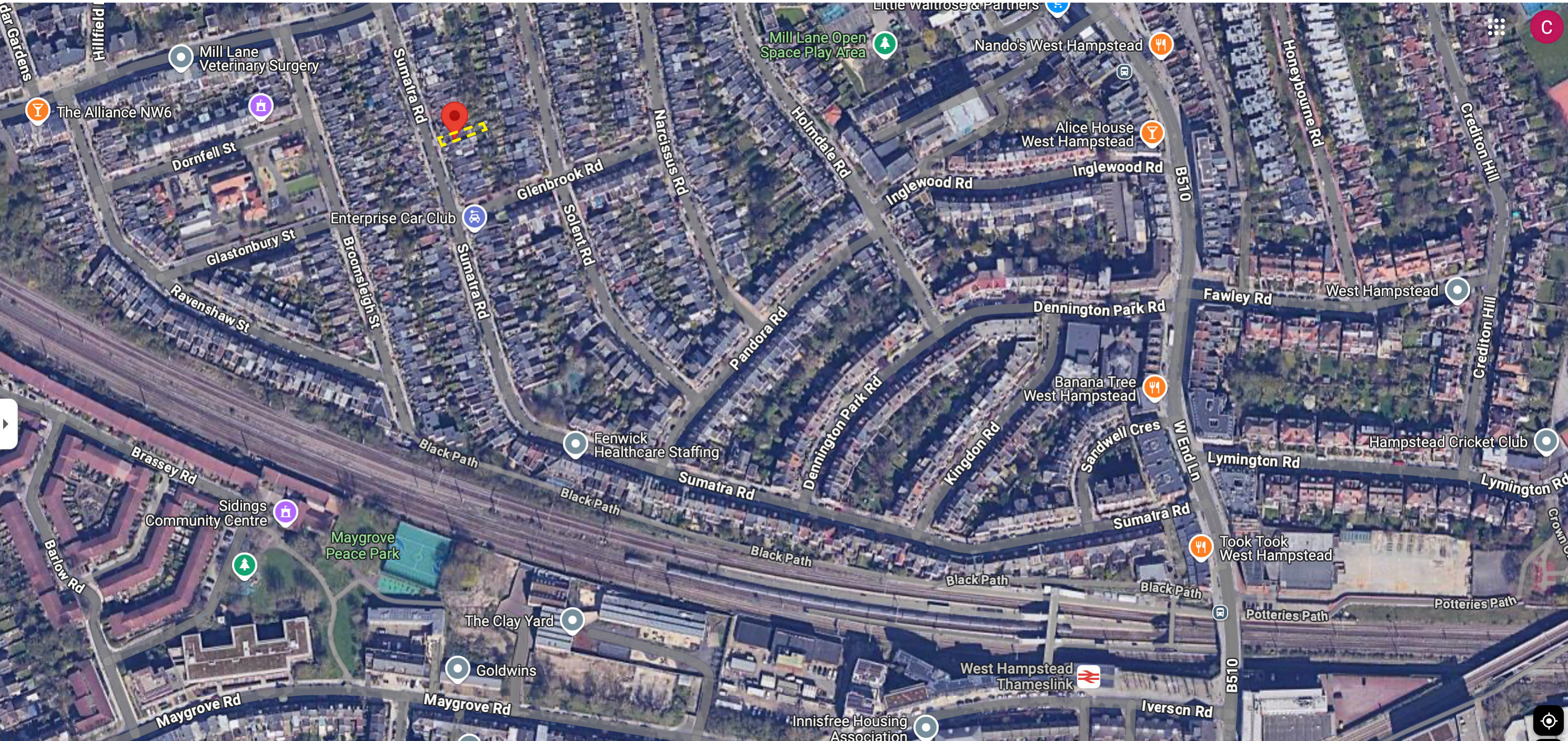
View to the front of the terraced property at 22 Sumatra Road





CONTEXT

LOCATION PLAN



Location Map - Showing the Context



SITE PROPOSAL

There is no difference overall in relation to the site layout/the way it is used. The proposed rear dormer addition creates no landscaping works and has no changes to the rear garden given that it is the first floor flat. There are no changes to the site at the front.

Landscaping and Trees

The front garden is that of hardstanding. The rear garden is a mix of hardstanding and some lawn area. No trees or hedges are affected by the proposed works.

Bins & Recycling

Bins are currently stored to the front of the house. Three bins are provided with separate storage for recycling, garden waste and domestic rubbish. The proposals do not affect or change the existing system.

Parking and Public Transport

The proposals will have no impact on the existing on street car parking.



Existing Site Plan



Proposed Site Plan

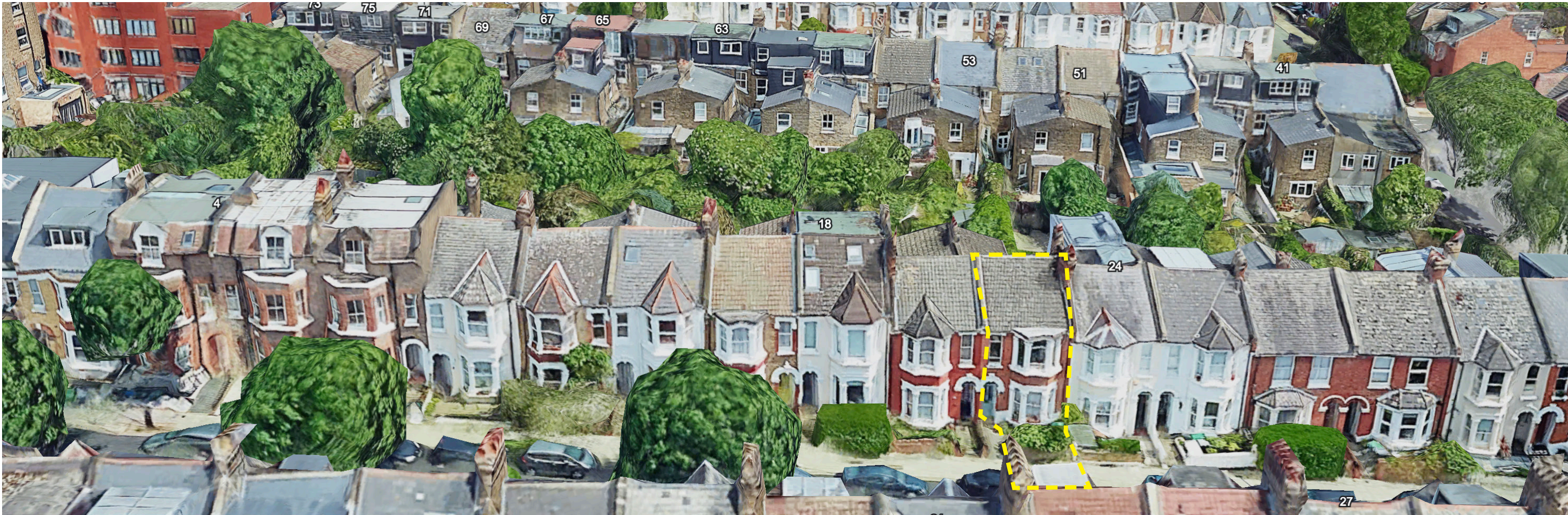


Access, Landscaping, Parking and Refuse - No changes to the Existing within the front garden



CONTEXT

3D OVERVIEW



The 3D overview picture above shows the properties along Sumatra Road as well as the street behind (Solent Road). This clearly shows the extent of how many neighbouring properties have already extended into the loft space with dormer extensions. We propose a similiar style to this which is in keeping to both the house and the context.



View to the Rear of the property - toward similiar other dormers

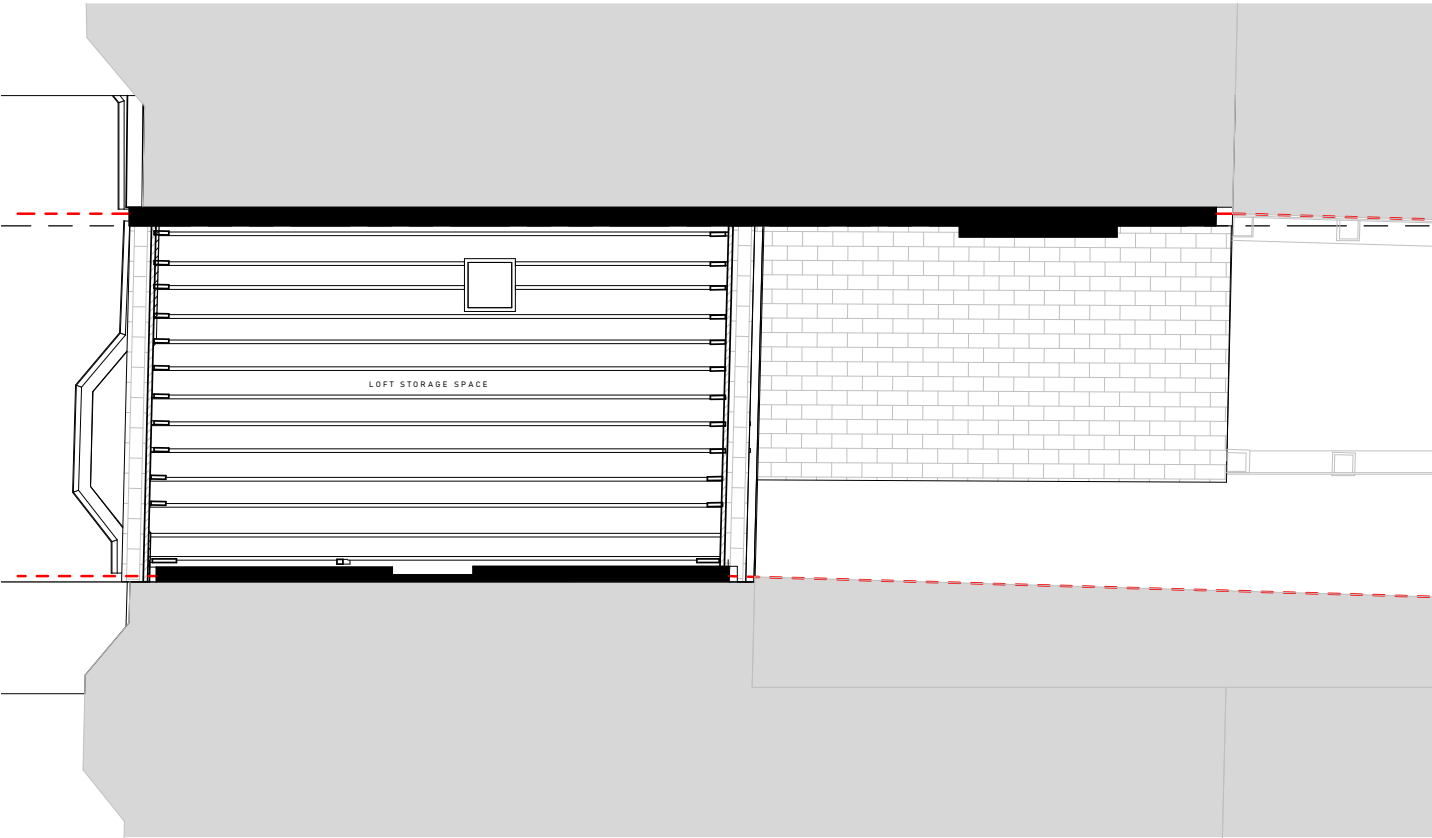


PROPOSED ALTERATIONS

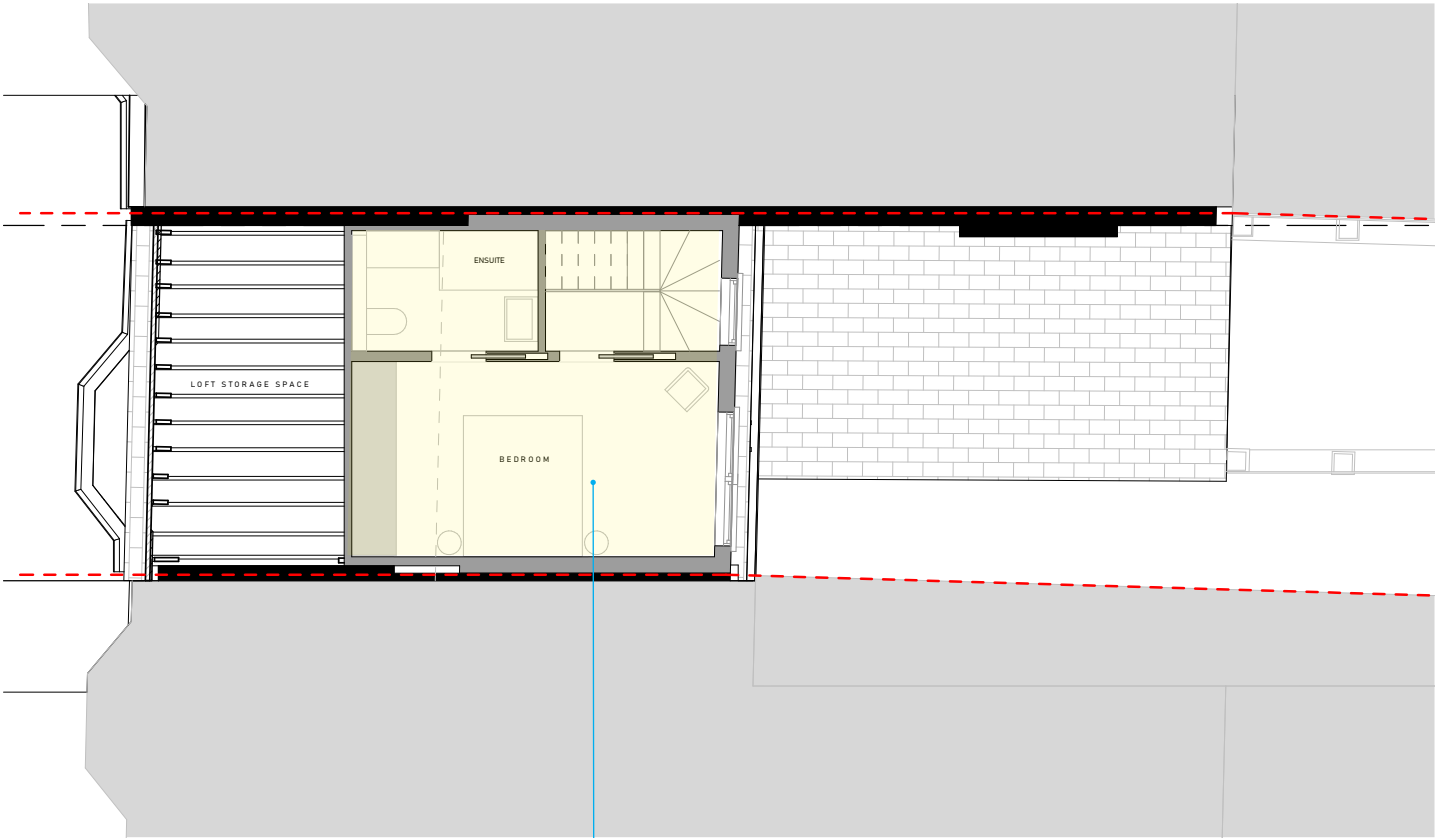
These proposed alterations to the property include:

A loft conversion insludign a full width rear dormmr extension. This allows for a bedroom and bathroom to be added to the loft space and the head height to be increased to do so. The layout works well in allowing the first floor to remain with the same layout and stairs are aliged over eachother to provide access to the new floor.

Windows are added to the reart to provide light to the stair and the bedroom and a rooflight provides light to the bath-room. The new layout ensures that the flat can be more efficeitn in providing better acconodation overall and the works allow upgrades to be carried out in temrs of energy efficiency and sustainability with better insulation etc added.



Loft Floor Plan - Existing



Loft Floor Plan - Proposed

Proposed Loft Area / Rear Dormer

FORM / ELEVATIONS

FRONT ELEVATION

There are a few small changes to the front facade which are proposed in order to allow the front to read more in keeping with others along the street. The roof tiles, windows, doors and brick work are all retained and left as existing to the front facade. The property is aligned to the same height as only one other property along the street, number 20 Sumatra Road (to the left along the street) and currently the roof levels are slightly different whereas they should read aligned like the rest of the facade, therefore we propose to do this. In addition, we also have added a tiled roof above the bay window which most of the street also have rather than a flat roof area. One velux rooflight has also been added in a mirror image of the neighboring property.



Front Elevation - Existing



Front Elevation - Proposed



Front Elevation - Photo Showing the Neighbouring Context

FORM / ELEVATIONS

REAR ELEVATION

The proposed alterations to the rear of the property include a full width dormer.

The loft dormer addition creates a well-composed rear facade with windows aligned in a similar manner to others in the borough as well as the windows below on the main facade. The proposal aligns to the neighbouring properties as to where they have been extended. Rooftiles are used to match the existing on the new dormer.

Rear Photos Showing the Neighbouring Context



Rear Elevation - Existing



Rear Elevation - Proposed



MATERIALITY

The rear loft extension is proposed as a roof tile which will match that of the main roof of the house. The roof tile will be replaced throughout the front and back of the house given the poor quality and condition of the existing.

The existing windows and doors to the property are white windows as seen in the photos. On the new proposal, we propose there will be similiar sliding sash style white windows.



Proposed Rear Dormer

Existing Materiality



Dormer Cladding - Roof Tiles  
A dark tile is being proposed to match the existing sloped roof tile. This will be clad vertically on the walls of the dormer extension.



Windows  
White 2 panel sliding sash style windows are proposed for the rear of the property within the dormer extension. These are in simple openings to read simply across the rear facade similioar to those used in the rest of the building.

Proposed Materiality



CONCLUSION

The application proposals are the result of a requirement to future proof the flat as well as making it more energy efficient and environmentally/user friendly.

We feel that the proposed rear dormer extension is of the scale and design that is appropriate to the property, in keeping with the local context and how others have previously extended and prioritises the conservation of existing form/ fabric by proposing extending an existing property and keeps the spatial integrity of the existing house. The proposals represent a positive contribution to the sustainability/efficiency of the property. The proposed works are designed as part of a wider scheme to revive and refurbish the existing flat.

The proposed designs are consistent with the National Planning Policy Framework, the London Plan and the Camden Local Plan.

On the basis of this assessment we would conclude that the scheme is well judged and in keeping with the existing flat, drawing reference to both the nature of the building and wider value and cohesion of the local context.

In summary, the alterations to the property are modest in scale; in keeping with the design and layout of the existing house and respectful of neighbouring properties.

APPENDICES

Details of the proposed development are included in the attached drawings as follows :

Location Plan

- Existing
- Site Location Plan
- Ground Floor Plan
- First Floor Plan
- Loft Plan
- Roof Plan
- Front Elevation
- Rear Elevation

- Proposed
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