

Design and Access Statement

98B Sumatra Road Garage
West Hampstead
London
NW6 1PP

This statement deals with the following topics:

- 1.0 Background
- 2.0 Proposed Use and Amount of Development
- 3.0 Layout
- 4.0 Scale
- 5.0 Landscape
- 6.0 Appearance
- 7.0 Response to Context
- 8.0 Access

I Background

1.1 Planning approval is requested to convert the existing detached double garage and driveway of 98B Sumatra Road into a residential one bedroom house.

2 Proposed Use and Amount of Development

2.1 The existing garage comprises of 2 car bays and is single storey. The garage measures 20.6 sq m. The driveway measures 14.7 sq m.

2.2 The proposed house will comprise of a kitchen on the ground floor, a bedroom and bathroom on the first floor, and a lounge on the second floor which is set back from the façade to keep it out of view. The house will sit in the same square of land as the current garage. Ground and first floor will measure 20.6 sq m as the garage. The ground floor will have an additional small porch measuring 1.5 sq m. Second floor will be set back from the façade to keep it out of view measuring 18.4 sq m.

3 Layout

3.1 The proposed works at 98B Sumatra Road compare with the existing garage building as below.

- Building Envelope. The building envelope will change to give a 3 storey house. The scheme is designed to sit inline with the front façade of the adjacent building of 98 Sumatra Road and is therefore sympathetic to surrounding architecture and environment as per Camden Planning Guide 15/41.13b/41.22.
- Internal Layouts. The internal layouts will change as follows:-

Existing Room Use	Proposed Room Use
Driveway	Paved entrance with small porch
Ground Floor Garage	Ground Floor Kitchen
n/a	First Floor Bedroom and Bathroom

n/a	Second Floor Lounge
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- Vertical Circulation. There are now stairs to allow vertical circulation.
- Horizontal Circulation. This will not change.
- Services. The services will be run from the kitchen on the ground floor.
- Refuse. We will house general waste and recycled waste to the side of the driveway ready for collection, following the guidelines set out by Camden Council. Internal waste storage in the ground floor kitchen is provided for both non-recyclable waste and mixed recyclables as per Camden Planning Guide 50.16/17/18.
- Car parking. The garage is currently used for storage only, not cars. The proposal frees up the parking space in front of the existing garage and therefore does not create additional parking stress on Sumatra Road following Camden Planning Guide 30.

4 Scale

4.1 The massing, height and proportions of the existing will change from a single storey detached double garage and driveway into a residential one bedroom house comprising 3 storeys. The neighbouring properties do not face onto this site and have no windows overlooking it. The neighbouring properties will remain a lot taller than the proposal. Therefore we do not believe the building will impact on the daylight and sunlight levels of neighbouring sites as per Camden Planning Guide 14.1. In addition to this, there are existing trees in neighbouring gardens of the property which are taller than the height of the proposed house.

5 Landscape

5.1 There is no landscaping on the existing site currently. There are 2 trees in neighboring gardens that lean towards the garage. The proposed landscaping will comprise of paving on the current driveway. The 2 trees in neighbouring gardens will remain. We might have to trim the leaves of T2 (as marked out on the plans) but hopefully not.

6 Appearance

6.1 Architecture

The house has been designed to merge in with the surrounding properties as per Camden Planning Guide 15/41.13b/41.22. The fenestration and proportion of the new windows and entrance door will match the neighbouring property no 98 Sumatra Road. The second floor will be sloped back, and set back from the rest of the façade to take it away from view.

6.2 Materials

The house will be built from red brick, as per the existing garage and the neighbouring property no 98 Sumatra Road (following Camden Planning Guide 19.30/31/32/34, 41.20). The second floor will have 2 glass walls (front and back) to make it less visible to the eye.

6.3 *Decoration*

Decoration in terms of paintwork will be to the following areas:-

- Front door which will be painted black to match no 98 Sumatra Road.
- Windows frames and surrounds which will be painted white to match no 98 Sumatra Road.
- Second floor glass walls (front and back) which will have black frames to help them be less visible to the eye.
- Second floor rendered walls (side) which be white in keeping with the details of no 98 Sumatra Road.

6.4 *Lighting*

Currently there are no lights externally on the garage. We would like to add 2 to the front entrance door to enable us to see the key slot at night time.

6.5 *Colour*

The new house will predominantly be red from the bricks.

6.6 *Texture*

The texture of the proposed house will be no different to the existing garage or surrounding buildings.

7 Response to Context

7.1 We have considered the wider context carefully. The proposed scheme has very much been designed with Camden's Planning Guidance in mind and with consideration to the surrounding environment. The current garage is in a state of disrepair and we feel having a new smart house will be a big improvement.

8 Access

8.1 With removing the garage, the access will no longer be for cars. The access location of the property will not change as the main entrance will be still from the front.

End