

Job Nr. 12-01

DESIGN & ACCESS STATEMENT

16 Feb 2012

187 SUMATRA ROAD, LONDON, NW6 1PF

DOMESTIC REAR TWO STOREY EXTENSION

The property is not in a Conservation Area.

The 4 storey terraced property backs onto West Hampstead Thameslink train station, with a public access footpath along the rear boundary wall. It has been divided into 8 number individual units/flats, 7 of which are let to Camden Council referred tenants. These flats are a mixture of studio and 1 bedroom units. The applicant lives in the remaining 1 bedroom apartment.

The existing garden is shared between two of the current units with direct access.

The basement flat has individual separate front entry/access at lower ground floor level. All other units share a common front entry and stair.

The applicant and freeholder of the entire 187 Sumatra Road and 8 units, wishes to construct a two storey rear extension to form an additional dwelling unit, with the intention of letting the unit to Camden Council. The proposal mimics the principle for a two storey rear extension from its neighbouring property at 185 Sumatra Road, which gained planning approval from Camden in 2005 ref: 2005/3531/P.

The proposed extension meets the minimum requirement of 32sqm of internal floor space for a single occupant dwelling as set out in London Borough of Camden document 'Camden Planning Guidance-Housing'.

In keeping with Camden Council's Local Development Framework (LDF) Development Policy **DP25 - Conserving Camden's Heritage.**, the proposal is sympathetic and sensitive to the aesthetic and heritage of the area. It is also in keeping with Council policies to provide further accessible homes, in a Borough in need of further social housing facilities. LDF-**DP5** states a requirement for "Homes of different sizes".

With high attention to detail and design, the proposal follows LDF **DP24-Securing High Quality Design**; where all efforts will be made to re-use existing materials such as masonry and windows or materials sourced to match existing.

There is no proposed alteration to the front façade as well as no change to the existing public footpath at the rear of the property.

In summary, the proposal follows a precedent of neighbouring properties, and will benefit Camden Council with the use of an additional single occupancy dwelling unit for referred tenants.