

Supporting Documentation-
Formatted as a design and access statement for
Rear courtyard extension
Ground Floor Flat
6 Ainger Rd,
Primrose Hill

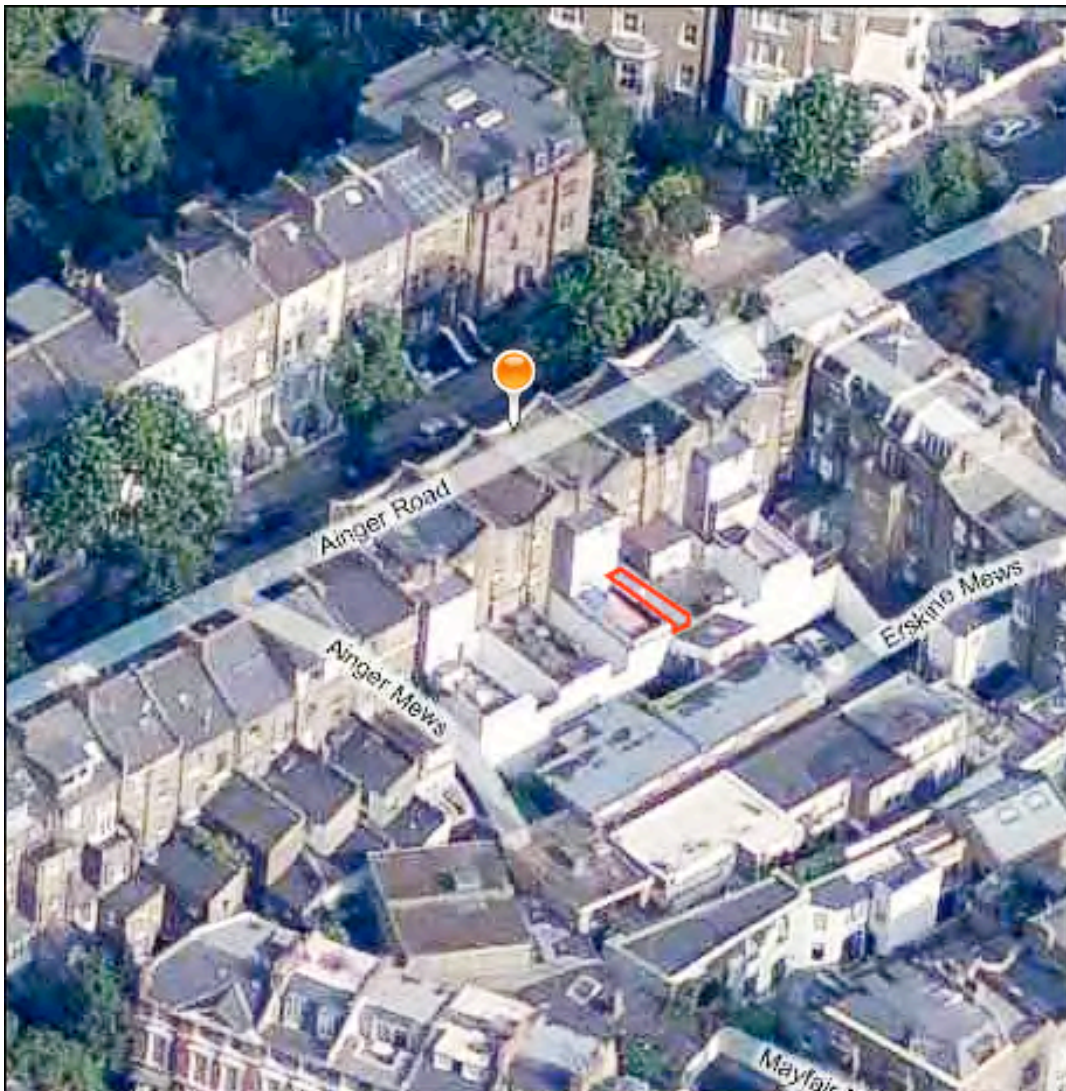


Fig 1

1.0 Introduction

1.1 This Design and Access statement has been prepared as a support to drawings issued to Camden planning department for planning approval. While it is not mandatory to provide a design and access statement for a small extension, it provides an opportunity to deal with concerns raised by the Camden planning department officer, at the initial meeting. These concerns are primarily about light spillage upwards from the internal lighting through the proposed glass roof, and their affect upon other occupants higher up the building. (see 2.6)

1.2 The proposal is to create a rear extension in the courtyard to the rear of the property

2.0 Site

2.1 The site is Ground Floor Flat, 6 Ainger Road, NW3 3AR

2.2 The site is located in Primrose Hill, near to the border of, but not in, the conservation area.

2.3 The owner is the only person who has access to the courtyard., through her kitchen. (see double doors in *fig. 2* below)

2.4 The rectangular courtyard is bordered on the long side and one of the short sides by the owners property at ground level, through which she currently accesses it. The other long side of the courtyard is bordered by the house next door, No. 5. There are no windows from No. 5 overlooking the courtyard. (see *fig 2*) The rear wall of the courtyard is bordered by Erskine mews, and does not border any building directly. (see *fig 3*)

2.5 The courtyard is not visible from the street, as it is bordered by residential housing on all sides.

fig 2
Existing
view from
the
courtyard





fig 3
Existing view from
the courtyard

2.6 Light spillage. Concerns about light spillage through the glass roof, raised by Camden, have been addressed in the following ways-

A.- Lighting choice has been addressed by consultation with Delta lighting, who have proposed low wattage (28W) dual system of lights, pointing downwards, one of which to be recessed under the non glass part of the roof. A full analysis is provided by Delta, including 3d models, and calculations using specialist lighting software and algorithms- See next section. Delta have concluded that there will be minimum and insignificant light spillage upwards using the lighting system that they are proposing.

B-The existing 150W courtyard light, which is often turned on at night to take away the unpleasant void feeling from the appearance of blackness in the courtyard by the client will be removed, and not replaced.

C- One of the two lights proposed by Delta lighting will be recessed under the non glass part of the roof, to retard light diffusion further. (Fig 4)

Please see Deltas lighting analysis document, uploaded to the planning portal.

Please note that there is a small administrative error on the lighting analysis from Delta, as the address is stated as 8 Ainger Road, instead of 6 Ainger Rd



fig 4
one of the
proposed lights
recessed under
the non glass
part of the
roof.

3.0 Use

3.1 The proposal is to create a new extension adjacent to the kitchen, to be used as a conservatory space.

3.2 The proposed area can be used for enlarging the bedroom area, to create an enhanced and enlarged space, by opening the folding door partition.

3.3 The proposed spaces are domestic and ancillary to the existing house.

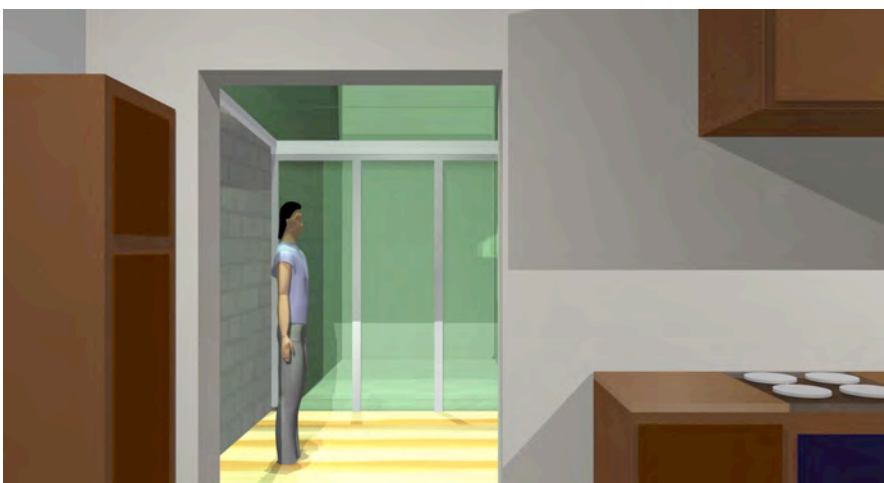


fig 4a
The proposed
view from the
existing
kitchen
area



fig 4b
The proposed
view from the
courtyard

4.0 Amount

4.1 The proposed extension has a gross external area of 13.6 sq m and the volume is 19.42 sq m

4.2 The internal floor area is 8.12 sq m

5.0 Layout

5.1 The proposed extension is at the rear of the property and cannot be seen from the public highway.

5.2 The neighbouring house (no7) has an extension which is almost identical in size, shape, and other details to that proposed by the applicant.

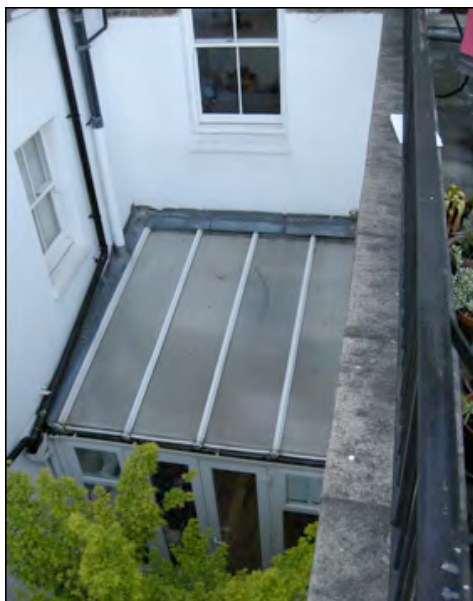


fig 5

Seen
from the
roof of
No. 6

6.0 Scale

6.1 The scale of the proposed extension is one storey, and ancillary in nature to the main body of the house.

7.0 Landscaping

7.1 The remainder of the courtyard will be resurfaced with new paviers

8.0 Appearance

8.1 The proposal has been designed to be of high quality and to complement the existing house

8.2 The materials to be used are as follows-

Door frames- powder coated aluminium.

Roofing panels- Six panels to be constructed of standard clear toughened glass with blinds for privacy.

Floor finishes- The finished floor level will continue through uninterrupted from the bedroom, using reclaimed wood where possible.
