

Design and Access Statement

4 Sumatra Road, London, NW6 1PU

March 2014

Introduction

- To communicate to local authority planning services, the scheme design in full and to secure their recommendation for planning approval.
- To provide the opportunity for final debate upon any fundamental design and access principles prior to determination and project procurement.
- This statement accompanies an application for the construction of a single storey rear conservatory to the existing ground floor flat.

Existing Context

The Site and Surrounding Context

The application site is located on a Sumatra Road close to the junction with Mill Lane. The existing property is a 4 storey building subdivided into 3 self-contained flats. The ground floor flat which is the subject of this application, occupies the lower ground, ground and part of the first floor. The flat has exclusive access to the rear garden.

The Proposal

Our proposal is to construct a 1m depth conservatory to provide much needed space to the kitchen and dining room area. The roof of the proposed extension along with the back face will be finished in glass and the flank walls will be of a masonry construction, finished in smooth white render.

Design

Our design approach to the site is to produce a scheme that is particular to this site; to create a proposal that grows out of the site characteristics and features, allowing the site and its immediate neighbourhood to directly integrate and form part of the development.

The key design criteria which have driven the design approach are:

- Working with the shape and constraints not against them
- Creating internal environments that are light, and pleasant to occupy.
- Respecting the proximity of the neighbours by utilising fast and relatively clean construction materials and methods.
- Creating a design within this economic slowdown.

Taking these design criteria into account we have developed an original design which enhances the site and the surrounding area. Throughout the design process we have used 3D CAD modelling techniques to review and modify the scheme with regard to the surrounding area.

Access

Access to the building will remain as existing through a single front door.

Parking

Parking will remain as per existing arrangements.

Conclusion

It is hoped that officers will be able to support the current proposal to the benefit of existing and future residents alike. If for any reason there are any concerns it is requested that the Agent be contacted to allow the applicant the opportunity to address such concerns.