

## DESIGN & ACCESS STATEMENT

To accompany the planning application, for the proposed 2 storey (lower ground and ground) side extension.

At 143 Sumatra Road, NW6 1PN.

September 2014



**Contents:**

1. Introduction
2. Site
3. Planning policy
4. Proposal
5. Conclusion

## 1. Introduction

1.1 This Design and Access statement has been prepared in support of the planning application at 143 Sumatra Road, which is submitted by Kokorelia Architects Ltd on behalf of Kelly Harrington and Khairil Iqbal .The proposal is to be read in conjunction with the accompanying drawings.

1.2 143 Sumatra Road is ground and lower ground floor apartment.

1.3 The applicant seeks planning permission to:

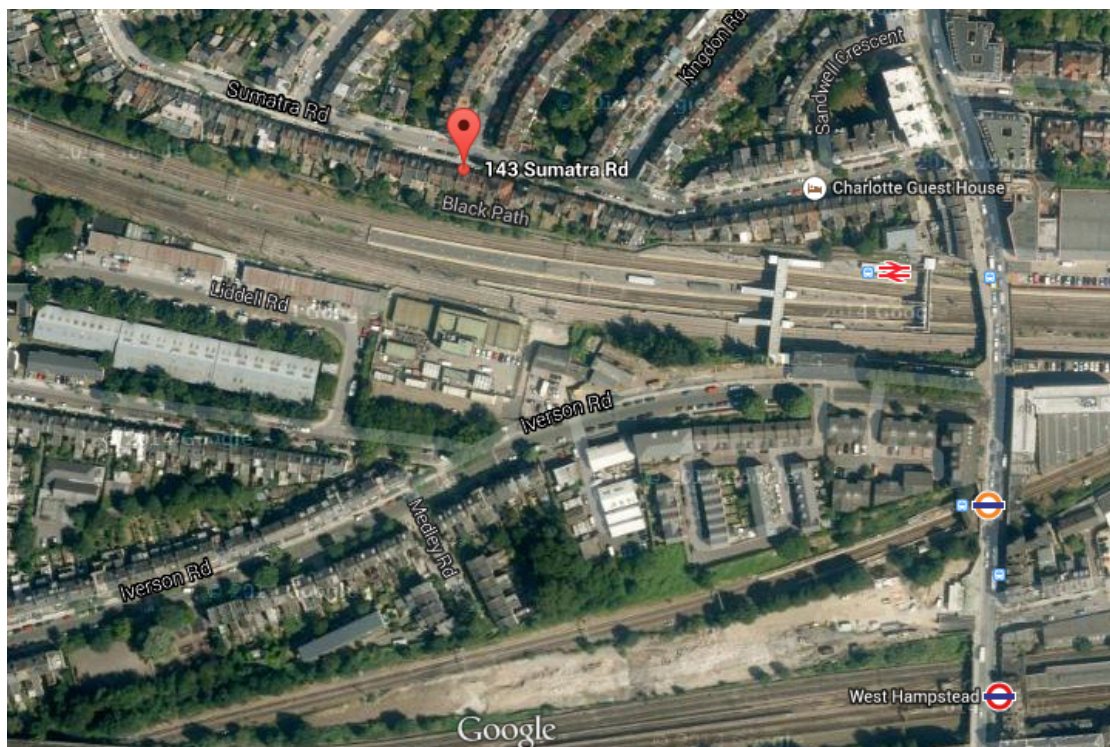
- build a 2 story (lower ground & ground )rear extension
- replacement of a lower ground door with a window in the front elevation

## 2. Site and context

2.1 The building is located on 143 Sumatra Road, in Kilburn. It is not listed. It is an attached terraced house. The front entrance of the house is from Sumatra Road. There is no rear access to the apartment.

2.2 Sumatra Road is a residential street. The surrounding area is characterized by a mix of residential and commercial properties.

2.3 The street has access to public transport. It is walking distance to West Hampstead Underground and Overground.



### **3. Proposal**

#### USE and AMOUNT

3.1 The applicant seeks planning permission for a 2 storey rear extension (lower ground & ground).

The total Gross Internal Area of the proposed extension is 18.3m<sup>2</sup>.

3.2 The development proposes a door at the front basement level to be converted to a window and install a door to lower ground level to the side of the steps leading to ground level.

#### LAYOUT

3.3 The extension on the ground floor will be used as part of the kitchen and dining area of the apartment. The lower ground floor will accommodate two bedrooms.

3.4 The existing front entrance will remain as existing. The access to the extension will be through the apartment.

3.5 The GF of the extension will have access to the garden through stairs as is currently. The LG of the extension will have direct access to the garden as is currently.

#### SCALE

3.6 The proposed extension is a double storey with a flat roof, following the same height as the existing rear extension. The proposed extension follows the line set out by the neighbours extension and extends 3.2m from the existing backwall of the building and until the site's boundary on the side.

#### LANDSCAPING

3.7 The proposal does not include any landscaping work. There are no protected trees on the existing part of the garden.

#### APPEARANCE

3.8 The building is an attached house.

The rear elevation overlooks the train tracks and no other properties.

The proposed extension will match the existing brick.

Two skylights are proposed on the roof of the extension to allow for natural light to flow in the apartment. The side elevation does not have any windows.

#### PRE APPLICATION ADVICE

3.9 Pre application advice was given on the 2<sup>nd</sup> December by planning officer Seonaid Carr. The application was considered likely to be accepted. No main issues were raised. The extension is not considered to be at odds with the neighbouring buildings who also have similar extensions.

Following the advice given in regards to the window openings of the extension, we have altered the design by increasing the opening of the ground floor window and the lower ground doors to match the size the window on the 1<sup>st</sup> floor of the parent building. However, as the ground window in our extension accommodates the kitchen workspace, it cannot achieve the exact same size in height. Thus, we have retained it as a double sliding window. Of course, this can be further addressed within the application.

In addition, the alterations in the front elevation are considered minor and many neighbouring properties have done similar alterations. Thus, are likely to also be accepted.

#### ACCESS

3.10 The main access to the property from the ground floor is not altered. The secondary access from the basement door is blocked, as the door is converted to a window. No car parking is intended to be provided as part of this proposal.

#### **4. Conclusion**

The proposal represents an extension, which is in line with Camden Council design guidelines and aims to keep in harmony with the existing design, having however valuable impact to the living conditions of the occupants.