

powell

Skeete

developments

RIBA #

Design and access statement

Charlotte Guest House (195-197 Sumatra Road) NW6 1PF

Charlotte Guest House is a large property consisting of two 1930s terraced (195-197 Sumatra Road) Houses. The guest house has 13 bedrooms including 7 ensembles, 3 water closets, two shower rooms, 1 reception, 1 office, 1 kitchen, 1 servery and 2 breakfast areas. It is located on a street of similar houses.

Sumatra road is located within a residential area with High road retail, bus and train as well as national train transport links all within walking distance from the property.

Currently the property is providing a bed and breakfast service to traveller from all over Europe.

The front garden is completely block paved with each house having its own stair on the side of the main entrance connecting to the respective basements. The rear garden is well maintained with an assortment of potted plants covering the block and tile paved patio.

The breakfast area is currently too small to service the guests in one sitting and as such many guests are finding it difficult to leave for appointments and tours on time in the morning.

Given these facts the current owners have expressed a wish to extend the rear breakfast area in order to provide a more convenient service to the travellers who wish to enjoy their breakfast before starting their journey.

Site proposal

It is our proposition that the current property has not been developed to its full potential and after assessing the nature of development within the surrounding area we feel this extension would be satisfactory and in keeping with the neighbourhood and immediate context.

The Guest house facilities are highly sought after by travellers in this location and as such a conservatory style extension with glass roof is proposed.

Massing and finishes

The proposal does not affect the front elevation in any way and has been designed in keeping with the already existing rear elevation of the property. A contemporary style rear extension with glass roof has been proposed.

Access

Access to the property is via two existing entrance hallways to the front connected by four steps from the pavement level.

Access to the breakfast area is via an existing entrance hallway which incorporates level access.

Refuse

Refuse and recycling facilities for the property will continue as existing.

Amenity space

The guest house has a well maintained rear garden with plants and seating. The property is also within close proximity to parks and playing fields.

Parking and Cycles

Parking and cycle facility will continue as existing.

Interior

Particular attention has been paid to circulation. The interiors are of generously design proportions with table and chairs sized for comfort.

Bathrooms

Bathroom facilities remain as existing.

Given the proposals size and location we feel it would have very little impact on the surrounding buildings and as such we would hope the proposal is viewed favorably.