

Design & Access Statement 02.03.15 (revision B 08.05.15)
46 Alma Street, NW5 3DH**Introduction**

This report is submitted in support of an application for planning permission for proposed works to the property at 46 Alma Street, NW5 3DH. The revisions reflect amendments made during the application process.

Site

The application site is located on the eastern side of Alma Street within the Inkerman Conservation Area, in an area that is predominantly residential in use and character.

The applicant's property comprises a two-storey mid-Victorian house with an existing total gross internal floor area of approximately 82 square metres.

The rear garden is surrounded by other residential properties, characterised by an informal arrangement of the rear 'outrigger' extensions and roof level extensions, and with a more open aspect to the east. See site photographs – drawing 46AS PH01.

Proposals

The owners wish to extend the property to the rear at ground and first floor level which, in conjunction with internal alterations and the introduction of a new roof light to the 'butterfly' roof, will provide a third bedroom / study space and an improved internal arrangement at first floor level.

The ground floor is proposed to be extended by approximately 600mm, such that ground and first floor extensions would be in line with the adjacent property at 45 Alma Street providing additional gross internal floor area as follows:

Ground level: 1.3 square metres.

First floor: 10.2 square metres.

No changes to access arrangements are proposed.

Layout

No changes to the room layouts are proposed at ground floor level.

At first floor level the rear extension will be used as a third bedroom / study space. The adjacent roof space over the rear ground floor room will accommodate a roof light.

The first floor extension is positioned such that it adjoins the existing rear extension to 45 Alma Street and set-back relative to 47 Alma Street maximising the sunlight that the ground floor roof light would receive.

[Conversely, if the first floor extension were to be built up against the boundary to 47 Alma Street, the roof light would be overshadowed by the first floor extension. In addition; the resolution of floor levels, stairs and floor-ceiling heights between the existing and extended spaces would result in an inefficient use of space internally].

Appearance

The walls of the new rear extension are proposed to be constructed in white facing brick, matching in appearance the existing white-painted rendered surfaces where they exist in the existing building and in the surrounding properties (see site photographs - drawing no. 46AS PH01). At the same time the white finish allows the side wall to reflect daylight through the new roof light into the rear ground floor room. Should the proposed brick not be acceptable, we respectfully request whether the final selection of brick be subject to a condition of an Approval (on the understanding that other aspects of the proposals are acceptable).

The side elevation of the rear first floor window is proposed to incorporate obscured translucent glazing to as to minimise overlooking to the immediately adjacent property. Please see drawings for details. This would be consistent with CPG6 in which item 7.5 gives obscure glazing as a possible design measure. We have successfully employed this measure on other projects in other London Boroughs - please see the image below in Appendix A as an example (the glass was supplied with a permanent acid-etched finish).

Form & Scale

Relative to the drawings originally submitted for planning permission, the revised drawing nos. 46AS PR02 rev.B & 46AS PR04 rev.C, incorporate the following amendments:

- a reduction to the height and width of the proposed first floor extension.
- a full height corner window at first floor level: the proportion of the window and the setting of lightweight glazing against the masonry reduces the scale of the proposed development and enhances the verticality of the addition in keeping with the proportions of the host building.

The proposals are sympathetic to the host building, maintaining the visibility of the butterfly roof form that characterizes the rear elevations of the terrace where they have been kept intact. In contrast a number of nearby properties in the immediate context, including the adjacent property at 47 Alma Street, contain roof level extensions and have lost the distinctive original roof form.

The site plan (drawing no. 46AS EX_LA01) and site photographs (drawing no. 46AS PH01) show examples of properties on Raglan Street opposite the site where the width of the rear extensions exceeds half the width of the rear elevation. The site photos also show a variety of roof forms (pitched / flat-roofed) combined with variety in the height of the rear extensions (some of which exceed the height of the proposals for this application). Based on this, in terms of form & scale, the proposed rear extension is consistent with the varied and informal 'ad-hoc' appearance and character of the rear extensions and additions to the surrounding and nearby properties in Anglers Lane, Raglan Street and Alma Street (examples of local approvals are listed below).

Planning history

A Certificate of Lawfulness (ref. 2006/5088/P) was granted in January 2007 for a single storey rear extension at 46 Alma Street.

Local Planning Precedent

Some local examples of planning permission two-storey extensions:

2013/6332/P: Planning permission granted for two-storey extension at 40 Alma Street.

2011/6201/P: Planning permission granted for two-storey extension at 39 Alma Street.

2008/2702/P: Planning permission granted for two-storey extension at 44 Alma Street.

2007/6410/P: Planning permission granted for the erection of first floor rear extension above existing single storey rear addition at 14 Raglan Road.

2003/3666/P: Planning permission granted for the erection of first floor extension at 2 Alma Street.

8802472 16/11/1988: Planning permission granted for the erection of a two-storey extension and conservatory at the rear of 37 Alma Street.

9200033 30/04/1992: Planning permission granted for the erection of a rear extension at first floor level to 23 Alma Street.

Drawing List

EX_LA01. Location plan 1:1250 scale

EX_LA02. Site plan 1:100 scale.

PH01. Site photographs.

EX01. Existing Ground floor plan. 1:50 scale.

EX02. Existing First floor plan. 1:50 scale.

EX03. Existing roof plan. 1:50 scale.

EX04. Existing Elevations & Section. 1:50 scale.

PR01. Proposed Ground floor plan. 1:50 scale.

PR02 revision B. Proposed First floor plan. 1:50 scale.

PR03. Proposed Roof plan. 1:50 scale.

PR04 revision C. Proposed Elevations & Section. 1:50 scale.

Appendix A.

Example of obscure glazing with permanent acid-etched finish:

