

# DESIGN AND ACCESS STATEMENT

Ground Floor Extension

To

Ground Floor Flat  
51 Sumatra Road  
London  
NW6 1PT

Address: GF Flat, 51 Sumatra Rd, NW6

Date: 15 June 2015

## **1. Introduction and Background**

This Design and Access Statement is provided to support our proposed extension and alterations to the Flat 1 (ground floor flat) at 51 Sumatra Road.

The existing property is a flat conversion within a Victorian house. The existing accommodation laid out on the ground comprises a living room and main bedroom to the front of the property and a small kitchen, bathroom and further small bedroom positioned in the original back addition.

Flat 2 is located on the first floor – Flat 2 does not form part of the proposals of this application.

The rear garden has been subdivided to provide private gardens for both flats.

The property will be our primary family home – we are not a business or property developer.

## **2. Proposals**

The proposal is a single storey extension to the side return and extending 3m to the rear to create an enlarged open plan living room, kitchen and dining area as well as a small utility room / cloakroom. The current living room will then become a bedroom so to provide to well proportioned bedrooms. The current kitchen will become the main bathroom. The side return extension is set away from the rear wall of the main house by circa 1m to create a lightwell allowing light into the bedroom.

The proposal will create a family home with a layout that is more conducive to modern day living; with open-plan living and kitchen space, and well proportioned bedrooms.

It is proposed to replace an existing window with a French door to give access to the lightwell. Two new aluminium double glazed windows will be provided facing into the lightwell.

The extension external walls will be built using London stock bricks laid and pointed to match the existing property as closely as possible. The roof will have a shallow pitch (approx 25 degrees) and will be covered with natural slates to match existing. A double glazed aluminium framed sliding and folding door in the rear wall of the extension helps to provide a 'lightweight' appearance to the extension and will provide access to the garden.

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The extension has been designed so that the impact upon neighbouring properties will be minimal. The eaves along the boundary with No49 Sumatra Rd are only circa 300mm higher than the existing fence / trellis height and no higher than the existing planting that grows along the fence.

No49 Sumatra Rd is also some 600mm higher than the application property and as such the eaves height of the extension is only slightly higher than the window cill height of the nearest window of No49. As such, the extension has no measurable effect on daylight or outlook of the neighbouring property.

The other eaves is set away from the boundary with No53 by approx 1.8m due to the garden for the first floor flat. Again, the eaves is only slightly higher than the fence and will have no effect on daylight or outlook of the neighbouring properties.

Whilst the overall extension is approx 8.7m long, it projects only 3m from the existing rear addition so to maintain a reasonable garden (circa 4.2m long).

The garden of Flat 2 (first floor flat), 51 Sumatra Rd is not affected by the proposed extension.

The existing soil pipe and rainwater downpipes serving the main roof will be repositioned and pass through lightwell connecting into existing drains.

There are no side facing windows and the proposed rooflights will be sited such that there will be no issue of overlooking / loss of privacy.

The existing fence between the ground floor flat and first floor flat will be maintained and it is proposed to provide additional planting and screening to enhance privacy.

Similar extensions have recently been approved at the following nearby properties:

- No55 Sumatra Rd: side return infill and rear extension circa 3m deep;
- No73 Sumatra Rd: side return infill and rear extension circa 2.3m deep;
- No41 Sumatra Rd: side return infill and rear extension circa 2m deep;
- No63 Sumatra Rd: rear extension circa 3m deep beyond back addition;
- No69 Sumatra Rd: rear extension circa 3m deep beyond back addition;

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### Flood Risk

The application site is not located within a flood risk area.

### Accessibility

There are no changes proposed to the existing access to the building.

Due to the constraints of the existing building, it is not practical to provide fully accessible accommodation to the property.

### **3. Conclusion**

We have taken note of the character of the existing building, its neighbouring properties and its contribution to the surround area in designed the extension.

The proposals will enhance the rear elevation of the property whilst protecting and preserving its original character.

The size and form of the proposed extension complies with Camden's SPG's as far as possible and designed so not to affect the amenity of neighbouring properties. It is believed the proposal will integrate effectively with the neighbouring buildings and surrounding locality.