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DESIGN AND ACCESS STATEMENT

June 2016

*211 Sumatra Road,
London, W6 1PF*

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1.0 Introduction

This supporting Design and Access Statement has been prepared by Drawing and Planning Ltd, Mercham House, 25-27 The Burroughs, Hendon, London, NW4 4AR (0208 202 3665), on behalf of the applicant at 211 Sumatra Road, West Hampstead, NW6 1PF.

This statement has been prepared in support of an application proposing excavations to form new front and rear light wells to facilitate the use of the existing basement level as a playroom area, alongside the erection of a side and rear kitchen extension to an existing family dwelling.

The purpose of this statement is to justify the proposal and to demonstrate that the proposal is beneficial to the surrounding area. Drawing and Planning, therefore aim to demonstrate that this development will not have a negative impact on the local surrounding area.

The current scheme has been design by Drawing and Planning and the detailed drawings to accompany this application are attached.

2.0 The Site

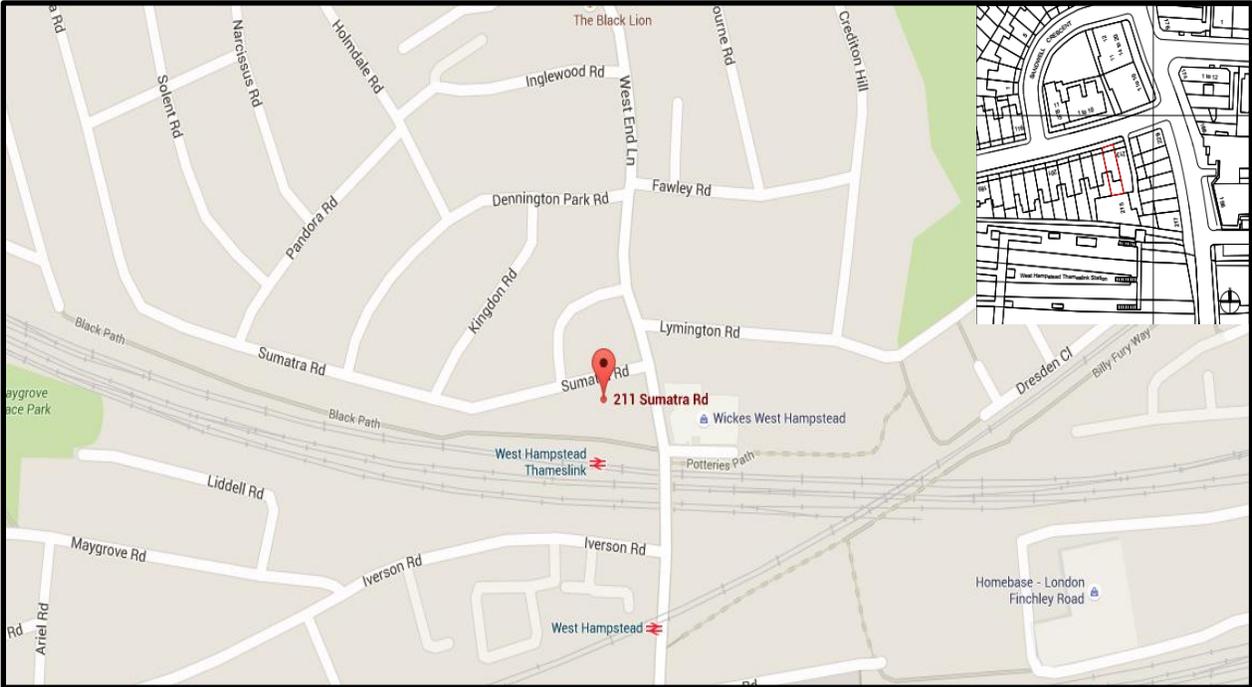


Fig. 1: Map of the local area showing 211 Sumatra Road in situation

The subject site is a two storey plus basement, mid-terrace dwelling house, located on the southern side of Sumatra Road. The dwelling is set back from the road boundary.

The immediate and surrounding built environment is predominantly residential, characterised by terraced dwellings to the north and south. To the east of the site, lies West End Lane, which provides a number of services to the surrounding community providing shops and amenities. West Hampstead Thames Link station, lies to the south followed by West Hampstead tube station.

The existing property supports an outdoor amenity area, located to the rear. Access to the rear garden is gained via a single door to the rear of dwelling. The subject site is not located within a conservation area nor is the site statutorily listed.

3.0 Planning History

Formal planning consent for the change of use of the basement and part of the ground and first floors from non-residential education and training (D1) use and conversion of the first and second floors from ancillary residential floor space to create a single family dwelling, was obtained (**Ref: 2015/7182/P**) - granted on 10th June 2016.

4.0 The Proposal

4.1 Overview – Side and rear extension and front and rear light wells.

The extensions and alterations to the existing dwelling were designed to be in harmony with the character of the existing dwelling and its surrounding neighbouring properties. These characteristics include but are not limited to:

- Building length;
- Character;
- Height; and
- Materials.

The single storey rear extension, is proposed to be positioned to the southern end of the existing projecting wing. The principle of the development to create two light wells, will enable the efficient use of the existing basement floor space for the dwelling.

No overlooking will be created due to the design and orientation of the existing dwelling. The windows and skylights proposed as part of the design of the rear extension, will not promote any overlooking but will rather provide natural light and ventilation into the dining area as proposed. The proposed windows will not overlook any private living areas of neighbouring properties.

The design and use of sympathetic materials is considered to maintain and enhance the character of the immediate and surrounding environment.

4.2 Use

The site is a multiple level single family dwelling. The proposed development will not change the use of the property.

The single storey extension has been designed in the most practical position while using materials which are sympathetic to the surrounding character and environment.

The construction of the two light wells will enable sufficient light and air to enter the existing basement area which is to be used as a children's playroom. The enhancement of the basement through the development of the two light wells is therefore considered to be a sustainable way to utilise an existing resource.

4.3 Amount

No additional residential units are proposed on the site. The existing single dwelling family dwelling house is to be modified for the sole use of the applicant and his family.

The single storey rear and side extension extends from the rear elevation of the two storey outrigger by approximately 1.5m and will have a width of 6m. The extension will then return and will be offset from the rear façade of the parent dwelling by 2.8m. The proposed extension has been designed to incorporate a flat roof form, to complete this element of the proposal. The proposed materials for the extension have been designed to match the existing brickwork.

The 2.8m offset of the side extension from the rear façade of the parent dwelling provides the required space for the rear lightwell. The rear lightwell will be offset from the internal boundary to ensure the structural integrity of the neighbouring property is upheld.

The front lightwell will occupy the majority of the front yard of the property and will expand on the existing stairwell that provides access to the basement level from the front entrance. The existing low front boundary wall will screen the lightwell from the street and therefore ensure that the streetscape along Sumatra Road is maintained.

4.4 Layout

The site fronts onto Sumatra Road, a public road with two way traffic. Being a side road, traffic levels are limited.

The property being a private dwelling provides no public space. The position and orientation of the property remains unaffected within the site.

4.5 Scale

The proposed extension will be complimentary to the existing house and neighbouring properties along Sumatra Road. The size and scale of the proposed addition will not create a dominating effect on the immediate or surrounding properties as the land directly to the south of the site forms part of the West Hampstead Railway Station. As such no private outdoor living space will be adversely effected. Furthermore, the single storey rear extension will not be readily visible from any public vantage points. The sympathetic design will retain the streetscape appeal of the property and surrounding built environment.

4.6 Landscape

The proposal will have a limited impact on the amount of landscaping to the rear of the property. To complete this element of the proposal, a patio will be created at the rear and will be accessed via the proposed bi-fold sliding doors.

4.7 Appearance

The single storey rear and side extension is visible from adjoining properties however the proposed set back, scale, design and materials used have ensured that there is less than a minor effect caused by the extension. The proposed rear light well will not be visible from neighbouring properties as it will be located at the ground level and out of site.

4.8 Access and inclusivity

The existing single family dwelling will not have general public access. The existing main entrance/fire exit, will not be altered.

4.9 Refuse and recycling:

The development works to be carried out would not affect the requirements for refuse collection. The proposed site plan outlines where the refuse bins will be located. The construction of the front lightwell will not have any effect on the access to the refuse and recycling storage provisions for the dwelling.



Fig. 3: Existing Rear Elevation



Fig. 4: Proposed Rear Elevation

5.0 Policy

The following Policies and Supplementary Guidance were used in the consideration of this application.

Core Strategy:

- CS5 – Managing the impact of growth and development
- CS6 – Providing quality homes
- CS13 – Tackling climate change through promoting higher environmental standards
- CS14 – Promoting high quality places and conserving our heritage
- CS19 – Delivering and monitoring the Core Strategy

Development Policies:

- DP24 – Securing high quality design
- DP24 – Securing high quality design
- DP26 – Managing the impact of development on occupiers and neighbours
- DP27 – Basements and lightwells

Supplementary Planning Guidance:

- Residential design standards Supplementary Planning Document (2011)

5.1 Policy Assessment

The proposed extension and alterations will not cause harm to the character and or appearance of the area. The development will not have an unacceptable visual impact on the local residential character. The development as proposed has sought to enhance the character of the area by incorporating modern design features which will complement the existing residential dwelling and neighbouring properties.

The single storey rear and side extension, along with the lightwells as proposed, create a successful balance and maintain the symmetry of the rear elevation between the terraced dwellings. The proposed materials to be used ensure that the character of the natural and built environment is enhanced and maintained. The scale of the extension and the incorporation of the lightwells, compliment the subject site and do not create any adverse impact such as over-shadowing on the amenities of the neighbouring properties.

5.2 Supplementary Planning Guidance Assessment

The proposed front and rear lightwells have been designed in general accordance with the planning guidance supplied within the Camden Planning Guidance - Basement and Lightwells standards. The location and design as noted previously in this statement, will not adversely impact the surrounding character or streetscape. The proposed materials will be complimentary to the immediate neighbouring dwelling ensuring that the character of the building is maintained and enhanced.

The joinery proposed as part of this development, have been chosen to be durable materials, which will enhance the aesthetics and character of the house improving its relationship with the surrounding built environment.

6.0 Conclusion

6.1 Overview

This application proposes the erection of a single storey rear and side extension alongside the formation of front and rear lightwells in order to better utilise the existing basement level.

The development works proposed will contribute positively to the residential area and the liveability of the existing dwelling. The site is entirely suitable for the proposed development.

The occupants of the dwelling and the neighbouring properties, will continue to benefit from the increased levels of amenity that has been provided through the design approach.

This development ensures that the land resources are used efficiently as the additional floor space provided, will improve the amenities of the dwelling for the applicant and his family.

As such, the principle of extending residential dwellings for the purposes of providing enhanced residential accommodation is considered acceptable.

6.2 Assessment

The net effects of the development are considered to be less than minor. It is also considered that no mitigation measures are necessary.

The adopted design approach will continue to ensure that the amenity values associated with the surrounding area are maintained and to a degree enhanced and that there will be limited potential for adverse effects on the receiving built and natural environments.

Based on the above statement, this application is commended to Council for approval.