

DESIGN & ACCESS STATEMENT

106 SUMATRA ROAD, LONDON NW6 1PG

Introduction :

The whole property is already in the form two flats; a ground and basement flat and a first floor flat.

Planning permission was obtained successfully in March 2016 to extend the rear of the ground floor, and increase the height of the basement floor.

Proposal :

It has now been discovered that the basement floor is larger in area than previously thought. It is for this reason that a planning application is now being submitted to separate the two floors and create two individual self-contained units.

The upper unit is 71.1 metre square in size and the basement flat 46.6 metre square. The conversion into two units will be carried out implementing all the necessary regulations for flat conversion. The upper floor flat will be accessed through the same door as previously and the lower flat will be by going down the stairs to the basement level.

The front and rear elevation will be unchanged and there will not be any change of the street scenery.

Both flats are to be upgraded in terms of the Building Regulation requirements, with new double glazed windows, acoustic insulation between the flats, and heat insulation for the walls and floors.

On this road there are other properties which have already been converted to self-contained units.

Land use & density :

There will not be any change as no new buildings are to be constructed, and the building will retain its residential character.

Streetscape & street character :

These will remain unchanged, as the entrance to the first floor is within the main entrance of the property and will not be visible to the public. An area has been allocated for refuse, and an area can be allowed for parking bicycles.

Scale :

Many similar development have been carried out in the street and in this instance the design is in keeping and in the same context as those of the Council requirements.

Landscaping :

The rear yard for the ground floor flat is to be improved with some planting and lawn grass.

Service utilities :

The existing services are to be replaced with separate new condensing boilers, and new gas, water, and electric supplies.

Sustainability & sustainable construction :

The development will provide a soakaway in the rear garden (if appropriate) , or rain butts to ensure the possible re-use of rainwater for the garden at the front and plants.

Sustainable water usage will be applied to the development with the use of water efficient appliances eg. Sensor taps , shower taps heads etc.

In general every effort has been made to comply with the London and Camden Council's adopted guide line Policies for conversion to flats.