

DESIGN AND ACCESS STATEMENT
SINGLE STOREY REAR EXTENSION TO GROUND FLOOR FLAT
5A SOMALI ROAD, LONDON NW2 3RN



1.0 Proposal

The application seeks permission for a single storey rear extension with a flat roof and rooflight, insertion of another rooflight in the existing lean-to roof and the installation of timber decking following the removal of the existing raised patio and garden steps

2.0 Site description

The site consists of a semi-detached dwelling divided into two flats, ground floor flat consisting of a two bedroom premises and the first floor another two bedroom flat with access from the side passage between no. 3 and no. 5. The building is located on the south side of Somali Road. The site is not located in a conservation area nor is it listed.

3.0 Planning History

2015/3382/P	5 Somali Road London NW2 3RL	Use as two residential units at ground and first floors	FINAL DECISION
2007/2323/P	5 Somali Road London NW2 3RN	Retention of single-storey timber shed with covered porch at end of rear garden.	Granted

4.0 Relevant Policies

LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

DP24 (Securing high quality design)

DP25 (Conserving Camden's Heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance

CPG1 (Design) (2013)

CPG6 (Amenity) (2011)

The London Plan (2011)

The NPPF 2012

5.0 Surrounding Context

The street is characterized by similar properties, some of which have been converted into flats and some have had rear extensions nos. 1,17,19,23 and 31.

The main materials present in the street are red brick, clay and slate tiles, uPVC replacement windows, mixed render and brick rear elevations and front porches.

6.0 Design

The extension has been designed to take account of Camden Planning Guidance which states that:

Alterations should always take into account the character and design of the property and its surroundings.

- *Windows, doors and materials should complement the existing building.*
- *Rear extensions should be secondary to the building being extended.*
- *Rear extensions should respect and preserve the historic pattern and established townscape of the surrounding area.*

The extension would not be seen from the front elevation and as such would have no detrimental impact on the street scene. The extension would also be subordinate to the existing building and would not result in a significant visual mass or bulky appearance. Furthermore there is already an extension with a similar depth and a raised terrace at the neighbouring property, number 1.



view of raised patio no. 3 and rear extension no. 1

The materials that will be used for the extension will be the same as the existing. This will both complement the colour and texture of the materials of the existing building and not have a dominant impact on its' character. As such, the proposal in accordance with CPG1 and policies DP24 and 25 and would also have no detrimental impact on the character or architectural design of the existing building. The proposed doors and windows would also complement the existing building and the materials used would contribute to maintaining the character and appearance of the building design. The decking would also have no detrimental impacts on the design of the building and is therefore seen to comply with CPG1 and policy DP24.

7.0 Amenity

The proposal would not be likely to raise any significant amenity issues in terms of loss of daylight, sunlight, outlook or privacy. No openings are proposed on any of the side elevations which would lead to any loss of privacy and the height of the proposed extension is not seen to lead to any substantial loss of light or overbearing impact to any of the neighbouring properties. The proposal is therefore considered to comply with both policy DP26 and CPG6.

Amenity Space:

The proposed extension would allow for the retention of a reasonable sized garden (58sqm) for use by occupants of the ground floor flat. The decking has been lowered to below the

8. Internal Layout

Internally, the ground floor flat has 2 sizeable bedrooms, but the living room is one long corridor with the bedroom accessible from the open kitchen/ dining/ living, which creates a fire risk.

The new extension will allow a larger kitchen/living/dining area separated from the bedrooms by a fire protected corridor. In addition a new bedroom will be added to allow space for this growing family, as well as an en-suite shower for the largest front bedroom.

9. Parking

There is no off street parking and the site is accessible to nearby bus routes and railway station.

10. Access

There is level access to the front door of the ground floor flat and ramped access to the side gate.

11. Conclusion

The design presented with this application has taken into consideration the constraints and impact of development as a whole by producing a sympathetic design, in-keeping with the surrounding properties and the general aspect of the area, while minimizing the impact on neighbouring properties and their amenity.