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DESIGN & ACCESS STATEMENT

REAR EXTENSION

**50 Minster Road
London NW2 3RE**

September 2016

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1.0 INTRODUCTION

1.1 This statement supports the planning application for a rear extension extension to 50 Minster Road, London NW2 3RE, United Kingdom.

1.2 The statement reviews the following:

- Evaluation of the scheme taking into consideration site context and merits of the proposal
- Planning policy background

2.0 SITE & SURROUNDING CONTEXT

- 2.1 The application site (“the Site”) is located on the northwest side of Minster Road in a western part of London Borough of Camden. See site location plan, diagram 1 below.
- 2.2 The area surrounding the site is residential and not within a conservation area.



diagram 1 – site location plan

2.3 The property is a corner plot of land with a two-storey semi-detached dwelling house adjoining with no.52 Minster Road. See photos 1 & 2, below



photo 1 – front facade with immediate site context; viewing from Minster Road



photo 2 – rear and side elevations fronting Asmara Road

2.5 The dwelling house is surrounded by front and rear gardens within a plot land of approximately 0.081 acres (327.97m²). See diagrams 1 & 2 – existing and proposed site plans, below

2.6 The proposed rear extension entails demolition of existing storage and outhouse, and results in the addition of approximately 8.87m² gross internal area.

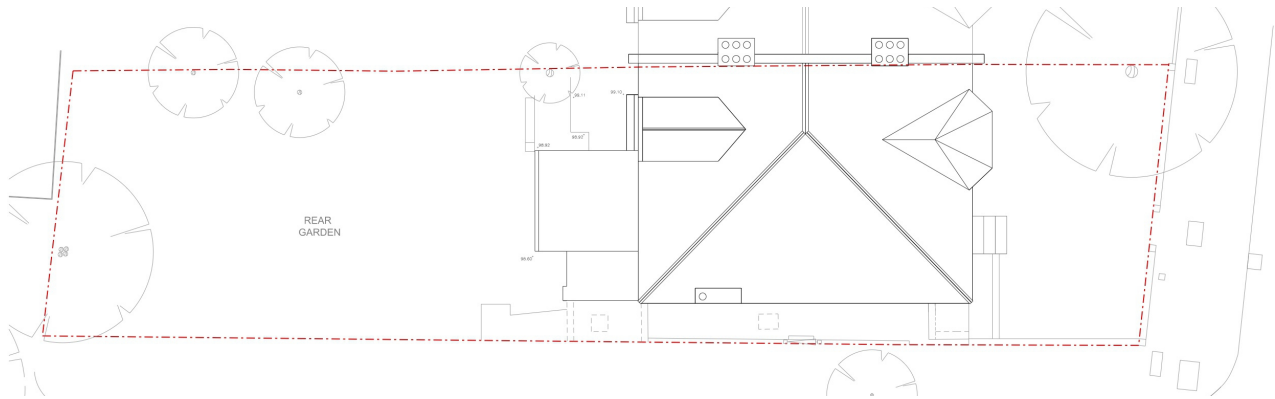


diagram 1 – existing site plan

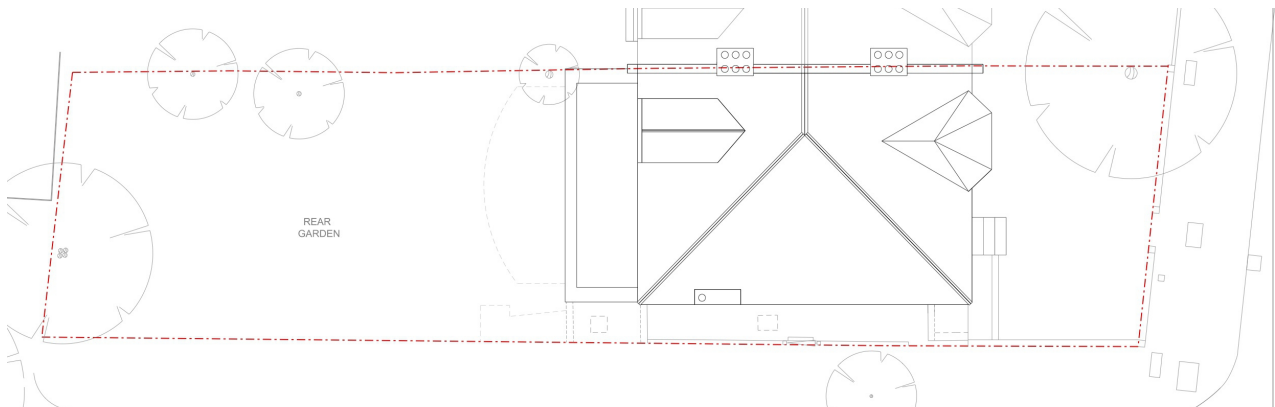


diagram 2 – proposed site plan

3.0 THE PROPOSALS

3.1 Layout

The proposed rear extension includes the following (see diagram 4 – proposed plan to the ground level):

1. Existing store and out house building annexed to the main house will be demolished, see diagram 3 – existing ground floor plan, below.
2. The proposed rear extension will encompass the full building width out to 2.4m depth from the existing building line (aligned with the adjoining neighbour's external wall of their family room). See diagram 4 below.
3. The proposed kitchen and dining area will be on the same level (currently, not on the same level) to provides a better flow between the rooms as well as better connection to outside space.
4. A levelled patio as an outside space.
5. Internally, the kitchen and dining area are entered via a landing off the main stair that is centrally located.
6. A toilet to be included off the landing with the same floor level as the kitchen and dining area.
7. A window to the western wall added to provide extra daylight into the space. The treatment of the new window will match the existing two windows in the kitchen area, along the side elevation (see diagram 6 – proposed side elevation).
8. The external rear wall has two-equal masonry piers with three-equal spacing, with a set of glazed french doors (see diagram 8 – proposed rear elevation).
9. The existing rainwater pipe to the rear facade will be altered slightly to accommodate the proposed rear extension. It will form part of the overall rain and foul water strategy. A hopper and rainwater pipe will be added to the side elevation to discharge to the existing gully located along the side elevation (see diagram 6 – proposed side elevation).

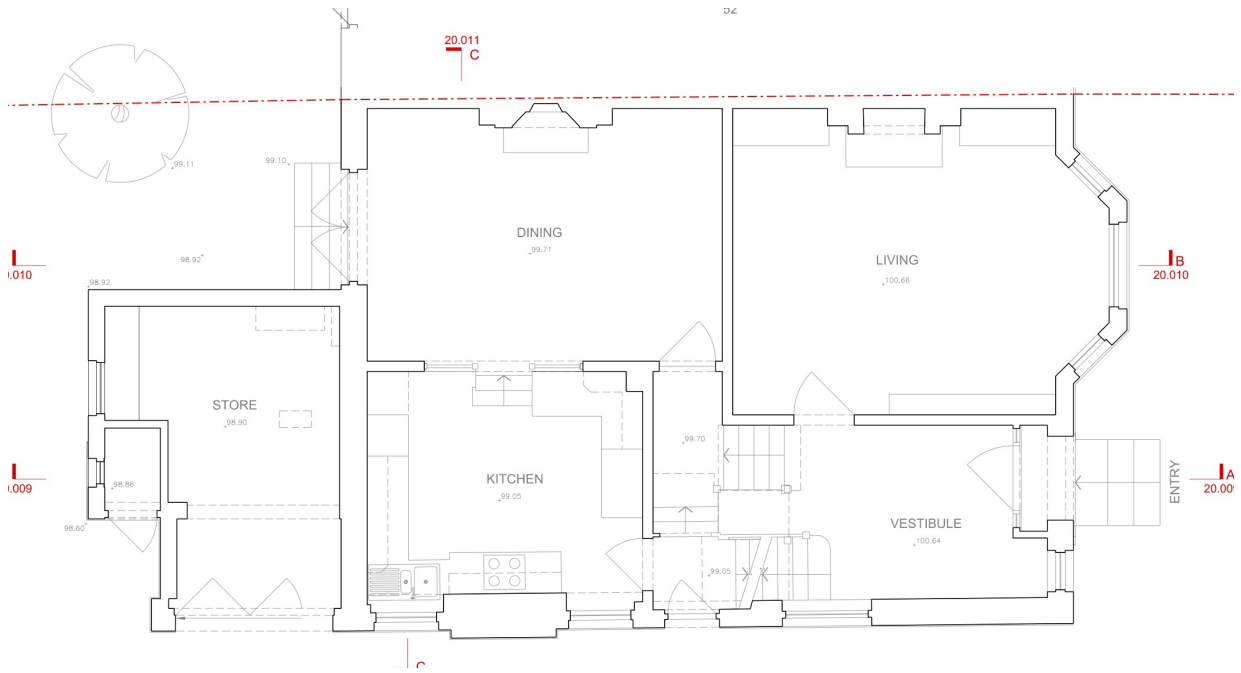


diagram 3 – existing ground floor plan

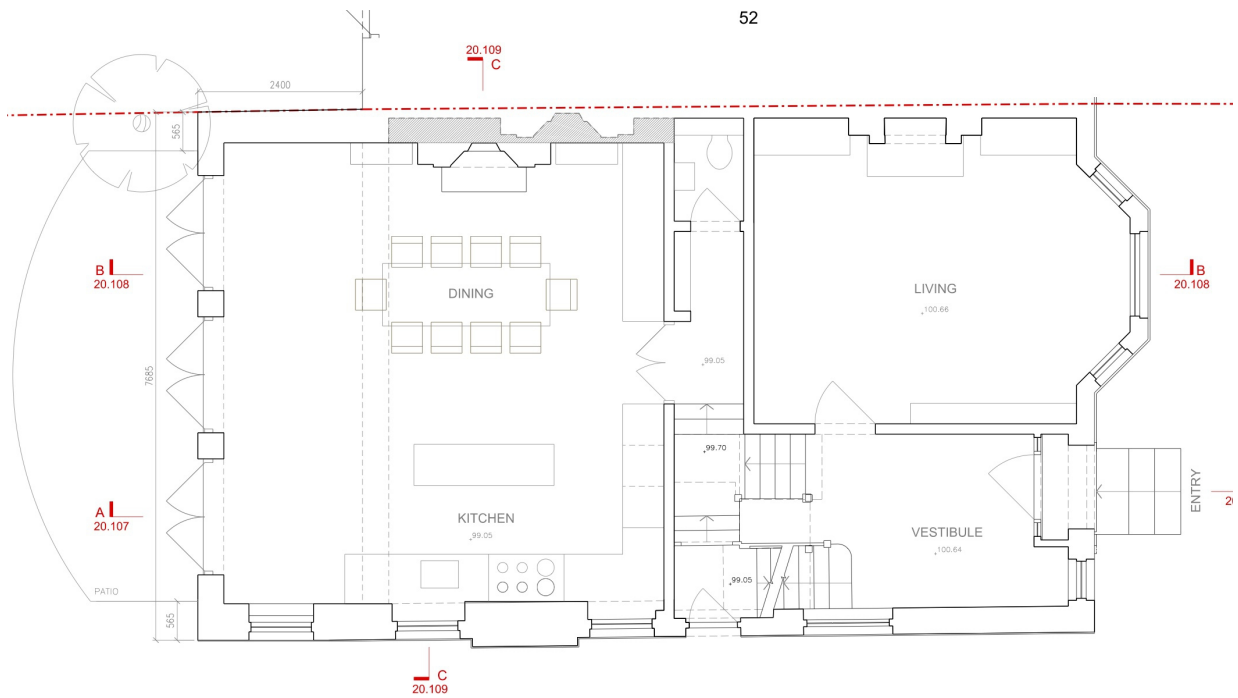


diagram 4 - layout plan of the proposed rear extension



diagram 5 – existing rear elevation

NOTE

- ① SLATE ROOF TILES
- ② FACE BRICKS
- ③ TIMBER FRAMED WINDOW
- ④ ALUMINIUM COPPING (POWDERCOATED FINISH)
- ⑤ STEEL FRAMED GLAZED DOORS (CRITTALL)
- ⑥ DOUBLE-GLAZED WINDOW (MATCHING EXISTING)
- ⑦ ALUMINIUM DRAINAGE HOPPER (POWDERCOATED FINISH)



1 PROPOSED REAR ELEVATION

diagram 6 – proposed rear elevation



diagram 7 – existing side elevation

NOTE

- ① SLATE ROOF TILES
- ② FACE BRICKS
- ③ TIMBER FRAMED WINDOW
- ④ ALUMINIUM COPPING (POWDERCOATED FINISH)
- ⑤ STEEL FRAMED GLAZED DOORS (CRISTALL)
- ⑥ DOUBLE-GLAZED WINDOW (MATCHING EXISTING)
- ⑦ ALUMINIUM DRAINAGE HOPPER & RAINWATER PIPE (POWDERCOATED FINISH)



diagram 8 – proposed side elevation

3.2 Scale

The existing and proposed gross internal area for the kitchen and dining area are approximately 34.23m² (368.75ft²) and 43.10m² (463.90 ft²), respectively.

3.3 Appearance

The proposed materials for the rear elevational treatment is to match existing, see diagrams 6 & 8).

3.3 Landscaping

The only minor change to the existing landscaping is a revision of the concrete steps at the rear of the building to allow a uniform external floor level and to include a paved patio as an outdoor area that is directly leading out from the external french doors in the dining/kitchen area.

3.4 Use

The application seeks permission for a rear extension on the ground floor of the property.

3.5 Access

Both pedestrian and vehicular access to the property will remain unchanged.

3.6 Refuse Facilities

The refuse provisions are to remain as existing. No change.

3.7 Parking

There is currently on-site parking for the property. The proposal does not increase the need for parking.

4.0 RELEVANT PLANNING POLICIES

This proposal has been carefully considered utilising the following policies and guidance statements to inform the design:

4.1 National Planning Policy

4.1.1 Paragraph 34

“Planning authorities should plan positively for the achievement of high quality and inclusive design for all developments, including individual buildings, public and private spaces and wide area development schemes. Good design should contribute positively to making places better for people.”

4.2 Greater London Authority (GLA)

Policy 7.6 – Architecture relates to the aim that buildings and structures should, amongst other things, be of the highest architectural quality, be of a suitable scale, use appropriate materials, provide high quality indoor and outdoor spaces and do not cause harm to the amenity of surrounding land.

4.3 Local Planning Policy

In relation to the Core Strategy and the Development Policies DPD, the following policies are of relevance:

- CS5 - Managing the Impact and Growth of Development – of particular relevance with regard to this policy is the Council's objective to protect and enhance the environment and heritage
- CS6 - Providing Quality Homes
- CS13 - Tackling climate change through promoting higher environmental standards
- DP24 - Securing High Quality Design
- DP26 - Managing the Impact of Development on Occupiers and Neighbours; and

In relation to supplementary guidance, three documents are considered of relevance to the proposals. Namely, CPG1: Design and CPG6: Amenity.