

Design and Access Statement

Camden Council
Holmes Road,
London NW5 3AP

Project: 36 Shoot Up Hill, London NW2 3QB
RE: Design and Access Statement
SENT: Via Online Planning Portal
Date: 3rd November 2016

This design proposal is regarding:

- 1) The erection of a new extension at the ground floor level
- 2) New extension at the first floor level
- 3) Addition of Skylight to the first floor slab
- 4) Replace existing timber door with new timber door and windows with double glazed windows

1. Existing:

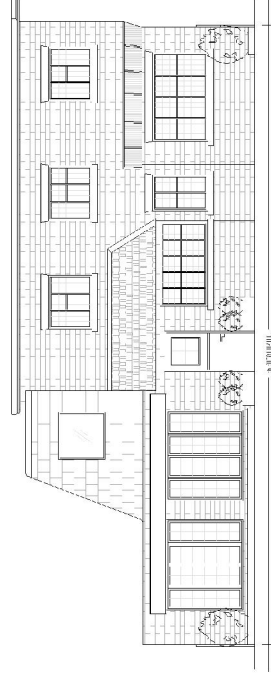
The site is situated north of Kilburn Tube Station along Road A5 - on Shoot Up Hill. The site does not fall under any conservation area nor is a listed building. The site is located on an inside private road, away from the main public road by 40 Meters. The site is accessed by a pedestrian ramp leading up from the main Shoot Up Hill Road, alongside of 38 Shoot Up Hill. The house is currently vacated by its previous owners. The house has a front garden and an access to the rear garden from the existing living room.

2. Proposal:

- 1) The proposal is to build an extension for the new owner of the house that wants to move in with his family and two children.
- 2) Ground Floor Extension: the proposal is to create a ground floor extension from the living room, to enlarge the living area 3M into the front garden. This extension is not visible from the public highway or footpath.
- 3) First Floor Extension: We propose to replace the existing first floor extension and build a new extension on the flat roof to create three decently sized bedrooms that can accommodate the new family comfortably.
- 4) Entrance door : We will replace the existing rotten timber door with a new timber door.
- 5) Rear door : We will replace the existing rear rotten timber door that opens out onto the rear garden with a new double glazed door.



1) Front elevation - Existing



2) Front elevation - Existing

6) We will replace all the existing windows with new metal frame double glazed windows with better thermal and sound insulation.

7) Skylight:

a) Skylight at Ground Floor - New skylight will be added on the ground floor extension, the skylight will not be visible from the street or from the garden or from the neighbours properties. This is for new living room extension with two rectangular double glazed skylights.

b) Skylight at First Floor - We will retain the existing skylight on the first floor for the new bedroom. We will add one skylight on the existing first floor roof above the staircase to bring in sufficient natural sunlight into the house. In the new first floor extension we will add one skylight above the bathroom to allow for natural light.

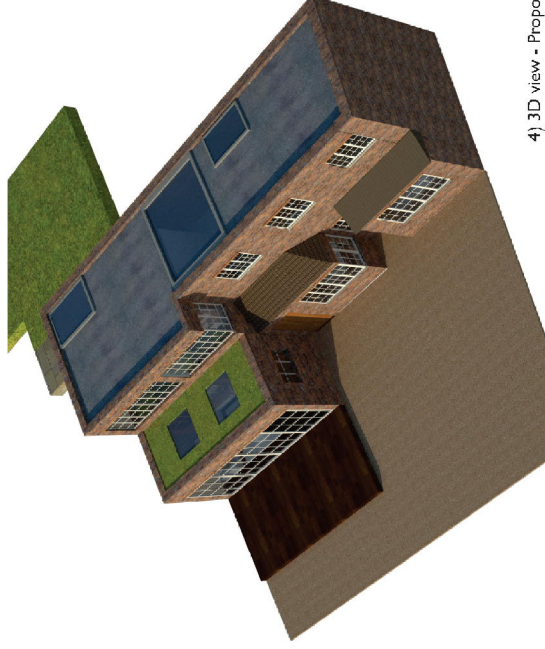
There will be no impact on the local facilities and amenities as no additional units will be added to the property. The proposal does not result in an increase of the number of occupiers, since it is transferred from one family to another family. Therefore, there would be no additional car parking demands. Because of the scale of the proposed development it would not result in an intensification of the site in terms of traffic and parking.

I have included the following drawings for your consideration to explain the proposal in greater detail:

A-0.01	Location plan	1:1250
A-0.10	Existing Site plan	1:150
A-0.11	Existing Ground floor plan	1:75
A-0.12	Existing First floor plan	1:75
A-0.13	Existing Roof plan	1:75
A-0.20	Existing Front elevation	1:75
A-1.01	Proposed Site plan	1:150
A-1.02	Proposed Ground floor plan	1:75
A-2.00	Proposed First floor plan	1:75
A-3.00	Proposed Roof plan	1:75
A-2.00	Proposed Front elevation	1:75
A-3.00	Existing/proposed Section 01	1:100
A-3.01	Existing/proposed Section 02	1:100
A-8.00	3D View	



3) 3D view - Existing



4) 3D view - Proposal

3. Pre-planning advise

We submit a pre-application ~2016/1315/PRE- and a meeting was held at the site on the 10th March 2016 with Samir Benmbarek (case officer). His advices on this was as follows:

- In review of the guidance, aerial photography and site visit to the development site, the proposed single storey ground floor and part first floor extension is considered to be acceptable with a modest depth of 3.0m and a height of one storey. The part first floor extension extends beyond the original front elevation of the first floor by 1.3m although it is in line with the front elevation below. Overall, the proposal is considered as subordinate and not dominant in relation of the host building.
- The design of the extension to be in a matching style to the host building is considered acceptable.
- Adjacent Residential Amenity
Policy DP26 of Camden's Development Policies seek to ensure that the amenity of neighbouring properties is protected. It states that planning permission will not be granted for development that causes harm to the amenity of occupiers and neighbours in terms of loss of daylight, sunlight, outlook and privacy.

- Privacy, Outlook and Sense of Enclosure

The submitted drawings in both options indicate 3x proposed windows on the first floor extension. These would be considered acceptable as there are already established views to the front of the property. The proposal would cause less potential to overlook into No.38 (including the rear terrace) as it is set back. No side windows are proposed which ensures and maintains privacy as there are no side facing windows present. The outlook from neighbouring buildings will not be greatly harmed by the proposal.

- Loss of Daylight/Sunlight

It is not considered that the extension in would cause an unacceptable loss of daylight or sunlight to neighbouring occupiers.

- Outlook/ sense of enclosure

Similar to the overlooking comments above, it is necessary to ensure that the outlook of neighbouring occupiers is maintained and the proposal would not lead to an increased sense of enclosure or shadowing is important. From the drawings submitted it is not considered that the extension would cause a significant sense of amenity harm to outlook or being of a sense of enclosure.

- The proposal would have minimal impact upon the amenity of neighbouring occupiers in terms of daylight, sunlight, privacy, outlook or sense of enclosure. Furthermore, it is encouraged that contemporary



5) 3d view- Existing



6) 3d view - Proposal

and modern design can be incorporated into the extensions.

- Following the above advice of the Planning Officer, his consideration has been integrated in our proposal.

4. Material:

Doors : the existing main front door is in timber and in a rotting condition, this will be replaced with new timber door. The rear door leading to the rear garden from the living room is existing in timber and is in rotting condition, this will be replaced with new double glazed glass door with metal frame.

Windows : All the windows will be double glazed insulated with Argon gas to retain the heat inside the room with metal frame.

Walls : The new extension walls will be in brick reclaimed to match the existing building brick, and cavity walls for insulation.

Skylights : All skylights will be double glazed insulated with Argon gas to retain the heat inside the room with metal frame and water proofed.

Roof : The new extension roof for the ground floor will be a green roof so that it can be environmentally friendly since it will insulate the flat underneath with the use of soil and turf and will also be a pleasing aesthetic fixture.

5. Sunlight and daylight

A daylight assessment has not been included in this submission as the proposal does not alter the quantity of daylight received by the owner or any surrounding properties. The sunlight shadow for the new extension will fall in the owner's garden and will not affect the surroundings.

6. Precedents:

The extension we are proposing are a typical feature of the area. To be noted that the house is away from the main road and is not visible from the Shoot Up Hill Road, especially the extension to the house is only visible from the property gate and not the public highway. The area is residential in nature, with several precedents bearing similarity to the design and sizing we are proposing in this application. I have summarized the ones I believe relevant for our case below:



7) 40 Shoot Up Hill - Rear Extension



8) 40A Shoot Up Hill - Rear Extension

a) 40 Shoot Up Hill

This house is adjoining no.36, is a semi detached house converted to flats, the house has a rear extension built in the garden. Image 7

b) 40A Shoot Up Hill

This is a semi detached house converted to flat, it has a rear extension built in the garden and is in the process of applying to build for a conservatory in the rear garden. Image 8

c) 90 Fordwych Road

This is a semi detached house on the other side of Shoot Up hill with the rear gardens facing shoot up hill. A rear extension with a conservatory is built in the rear garden facing Shoot Up Hill.

7. Accessibility

There is no alteration to the access to the house.

8. Relevant Planning Policies

In proposing this application, we have taken in consideration the following policies:

National Planning Policy Framework 2012

The London Plan March 2015, consolidated with alterations since 2011

LDF Core Strategy

CS5- Managing the impact of growth and development

CS14- Promoting high quality places and conserving our heritage

CS19- Delivering and monitoring the Core Strategy

LDF Development Policies

DP24- Securing high quality design

DP26- Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011/2013

CPG1 (Design): Section 4- Extensions, alterations and conservatories

Fortune Green and West Hampstead Neighbourhood Plan 2015

Policy 2- Design and Character

In consideration of Camden Planning Guidance 1 (Design), rear extensions should be designed to:

- Be secondary to the building being extended in terms of location, form, scale, proportions, and dimensions and detailing;
- Respect and preserve the original design and proportions of the building, including its architectural period and style;
- Respect and preserve existing architectural features, such as projecting bays, decorative balconies or chimney stacks;
- Respect and preserve the historic pattern and established townscape of the surrounding area including the ration of built to unbuilt space;
- Not cause a loss of amenity to adjacent properties with regard to sun sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking and sense of enclosure;
- Allow for retention of a reasonable sized garden; and
- Retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties; proportionate to that of the surrounding area.

9. FRA

The property does not fall under flood risk zone.

10. Conclusion

As an overall summary, the benefits of the proposal can be summarized as follows:

- Improved residential accommodation
- No adverse harm to the amenities of the area
- No impact on the local resident or businesses
- Respect of the architectonic features and character of the area

Taking in consideration the proposed design and the above analysis, we therefore request that to be granted this planning application.

Kind regards,



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Prepared by



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