

Design and Access statement

21.7.17

187 SUMATRA ROAD, LONDON NW6 1PF

Alterations to existing House with Multiple occupancy including the addition of a rear dormer within the existing loft, and the reconfiguration of the existing units from 8 no of units (including studio HMOs) into an overall of 5 units (proposed 1x 2bed flat, proposed 1x1bed flat, existing (2x 1 bed flat, studio flat)) to remain. The introduction of roof lights to the roof including 2 roof lights to the front side.

The site is located within close proximity of West Hampstead Thameslink and West Hampstead station. The building is not listed, and the site doesn't fall within the conservation area.

I. INTRODUCTION

I.1 Purpose

Full Plan application for 187 SUMATRA ROAD, LONDON NW6 1PF

This Design and Access Statement DAS has been prepared by NGArchitects on behalf of the applicant Ms. Hamideh Guest. The purpose of the DAS is to support the full planning application submission for the reconfiguration of the existing 8 units into an overall of 5 units with a proposed 1x 2 bed flat and 1x1 bed flat while maintaining the existing 2 x 1 bed flats and studio flat. The work also includes the addition of a rear dormer to the loft space and the introduction of roof lights including 2 roof lights to the front.

The report outlines the background information and context of the site, the aims and objectives of the development and the underpinning design rationale.

The statement must be read in conjunction with the drawings and planning application submitted.

I.2 Applicant, Agent

Ms Hamideh Guest

The Agent on behalf of the client is
Golzari-NG Architects
United House
39-41 North Road
N7 9DP

I.3 Background of the site

The site comprises of a 3-4 storeys terraced Victorian house, situated in the southern side of Sumatra road, backing onto the railway lines with a public access footpath along the rear boundary wall (basement has not been surveyed).

The site is located within close proximity of West Hampstead Thameslink and West Hampstead station. The building is not listed, and the site doesn't fall within the conservation area. The property is currently used as flats with multiple occupancy (HMO) between studios and one bed units. This includes a self contained one bed flat for the owner. The overall units in the existing property are 8

2x1 bed flat

2x studio flats (ground floor)

4 x HMO units

The current existing garden is shared between the two units at the ground floor with direct access.

I.4 The immediate area surrounding the site

The area is predominantly residential, it is characterized by series of houses from different time periods: terrace semi-detached and detached houses. Different types of additions/extensions and roof alterations can be observed in the area. Some of the neighbouring houses have been converted into flat units. Roof lights have been added to the front elevation, rear extensions, dormers and roof lights have been added with different characters across the neighbourhood.

2. DESIGN STATEMENT

2.1 Proposal

- As mentioned earlier, the proposal is to carry out internal alterations to the existing and reconfiguration in order to alter the units from an overall of 8 units (including HMO studio and 1 bed flats) to an overall of 5 units (see proposed drawings for reference):
- (Flat 2) 1x1 bed flat (existing to remain)
- (Flat 3) 1x1 studio at ground floor to remain
- (Flat 4) 1x1 bed flat ground/mezzanine proposed
- (Flat 5) 1x1 bed flat ground/first) to remain
- (Flat 1) 1x2 bed flat first floor/loft proposed
- The proposal also includes introducing a rear dormer in the loft (that starts from the footprint of an existing rear dormer) to gain additional headroom and light for the bedroom. Along with rear roof lights
- Additional front roof lights are proposed to maximise natural lighting and ventilation. The size is similar to the neighbouring rooflights at the area located at the front façade.
- The proposal in its scope and design aims to respects the general guidelines and regulations and work in harmony with the character of the building and its surrounding whether in terms of right of light, scale, privacy or architectural character.
- Policy CS14 and DP24 calls for a high design standard for developments, and to respect the character, setting and form. In response, the proposed changes aim to enhance the quality of the existing and optimize the efficiency of the space. The existing layouts are thus redone with more spaces and facilities to the users with an overall number of bedroom reduced from 8 to 6 and the amenity and living areas increased.
- This has been achieved by:
 - i. The insertion of a new staircase that serves flat 1 (2 bed flat), and connects the newly converted loft to a bedroom at the first floor.
 - ii. -The creation of extra living space by extending the dormer and allowing extra headroom and enabling more light to enter the space with new roof lights
 - iii. altering ground floor studio into a one bed flat (flat 4) by introducing a rear winter balcony and connecting to the mezzanine bedroom.
- The rear dormer is designed with the vision to improve the design and context by introducing a high quality zinc cladded dormer with a zinc frame that surrounds it along with aluminium window frame.

2.2 Layout

- The proposed changes result in achieving 2 flats 1x one bedroom flat + 1x two bedroom flat
- Bearing the supplementary planning guidance in mind:
- Both flats benefit from natural direct access to light and ventilation.
- **All the flats comply with total GIA space standards and lifetime home standards with each of the rooms meeting or exceeding the requirements.**

2.3 Amenity

- In terms of residential amenity, the proposed alterations respond to CS5 which seek to protect the amenity of Camden's residents by ensuring the impact of development is fully considered: overlooking, outlook, daylight, sunlight etc. In response, the proposed alterations do not have any negative impact on the neighbouring residents. It does enhance the quality of living of the current condition with additional headroom, lighting and comfortable self contained units which maximise the areas for the residents.
- An access to the rear extension is introduced to offer a balcony space for the 2 bed flat while also introducing frosted glass screens on the side to avoid overlooking.

2.4 Accessibility

- The site is located within a few minutes walking distance from West Hampstead Thameslink. Additionally, it is with a direct connection with bus routes and therefore there is no need for incorporating any additional car parking.
- 2 bike racks are introduced at the front yard

2.5 SUSTAINABILITY

The development incorporates a comprehensive approach towards sustainable design

Thermal Performance and Sound proof

- sound proof measures are proposed between flats internally
- All new windows are designed with double-glazing to reduce heat loss and to assure soundproofing. Inner panels as e-glass and outer panels as toughened glass.
- The use of eco label white goods
- Use of low emission gas boilers
- Use of energy efficiency light fittings

3. CONCLUSION

The aim of our proposal is to optimize the efficiency of the spaces and provide quality living area, while been sensitive to the immediate property and the surrounding area. This approach has created layouts that establish the correct relationship between bedrooms, living rooms and bathrooms required by lifetime home standards. The proposed development tries to meet regulations, guidelines and recommendations that best improve the spatial and environmental quality, with inclusive design interventions to meet all needs.

We do hope that the application is in full compliance with the council's policy requirement and consequently justifies a favorable recommendation for approval.

Email info@ngarchitects.co.uk

Nasser Golzari DIP ARCH ARB
United House
39-41 North Rd
London, N7 9DP
Tel 02036748462

NGA

Web. www.ngarchitects.co.uk