



DESIGN AND ACCESS STATEMENT

3 Dunollie Road

London

NW5 2XN

August 2017

The Design and Access Statement is to be read in conjunction with the House Holder Planning Application for

3 Dunollie Road, London, NW5 2XN

Design and Access Statement

General

The attached planning application relates to alterations to a terraced house (3 Dunollie Road, London, NW5 2XN) in the Kentish Town area of the London Borough of Camden, NW5 2XN.

The proposed works comprise of a single side and rear extension to the ground floor to accommodate a new larger kitchen/dining and lounge area with bi-folding doors opening onto the garden.

This proposal is for a side and rear extension that uses the same external materials as the existing house.

Consideration

In formulating our proposal we have been mindful of the existing conditions of the property. We aim to enhance the fundamental values of the home by creating a space that can be used by all the family that still remains very much a part of the original property. We have been sympathetic to the property and its surroundings.

Use

- The proposed extension will provide an improved kitchen, dining and lounge space, in line with current standards and the way homes are now used.
- The proposal does not change the dwelling's existing residential use. The majority of surrounding properties are also residential; we therefore feel this proposal is appropriate in this location.
- Other nearby properties (in the surrounding area), have undergone comparable improvements and extension works in a similar strategy to help improve their overall use.

Location

- We have taken the proposal's location into consideration and we are aware that the property is in the Kentish Town Conservation Area.
- The property is surrounded by terraced houses on three sides with the front elevation facing the street. The garden backs onto the opposing garden of a property in Countess Road. During the development of the design for this proposal, we have considered any possible impact on the neighbouring properties; we believe this proposal will have little impact on the neighbours.
- Being the second house into the line of terraced houses, only the front façade is visible from the street and so any development to the rear bears no impact on the street.
- By enhancing the design of the property, we hope this will improve its image and the surrounding area.

Visibility

- The proposed extension will not be visible from any public roads.
- The proposed extension can only be over looked from the first and second floor windows of the neighbouring properties at 1 and 5 Dunollie Road. However, visibility is limited from 5 Dunollie Road as the existing rear second floor section of the house obscures most of the view.
- We feel the impact is minimal from 1 Dunollie Road as they have previously had a very similar but slightly shorter extension to the rear of their property built and so the two masses will balance.

Design and Layout

- By reconfiguring the internal space and making use of the external space, the proposal will create a much more useable, lighter, and better configured space for a potential growing family to enjoy.
- The surrounding properties in the Kentish Town area have carried out a wide variety of similar alterations/developments by way of side and rear extensions at ground floor level.
- We have been considerate of the relationship between the property and its garden, and propose extending to the side only to maintain a good size garden for a London property. Using bi-folding doors allows the rear of the property to be opened up much more to the garden. Additionally, the new skylights running the length of the side extension as well as above the lounge area will provide a great amount of natural light for the kitchen/dining and lounge area.
- We propose moving and extending the original kitchen to create a more flexible kitchen space that will be more fitting for the size of property.
- We propose retaining the existing access from the main front entrance through the foyer to the rear of the property.
- We have proposed using the space under the staircase as a WC.
- To improve the flow of movement from the front foyer, we have proposed that the entire rear of the property become open plan and so circulation through the kitchen, dining area and lounge becomes very easy and direct.

Relationship with Neighbours

- The relationships with the neighbouring properties at No. 1 and No. 5 have been carefully considered in this design proposal and we feel the works will not be visually intrusive. The proposed extension can only be over-looked from the first and second floor windows of the neighbouring properties at 1 and 5 Dunollie Road. However, visibility is limited from 5 Dunollie Road as the existing rear second floor section of the house obscures most of the view. We feel the impact is minimal from 1 Dunollie Road as they have previously had a very similar extension to the rear of their property built.
- The rear properties of Countess Road have been considered and we feel they will not be affected by the proposed extension because it is on the ground floor and is separated by reasonable sized gardens and thick foliage.

- We have proposed that the gutter will be positioned on the applicant's side only and will not overhang onto the neighbour's property.
- The proposed extension will not overlook the neighbours or any public highway or public foot paths.

Landscaping

- The new lounge area will lead straight onto a flattened area of the garden. This landscaped area will be surrounded on three sides by a raised bed.
- The mature plants and trees that are growing in the area will not be affected by the proposed extension.
- The proposed extension will not affect the sunlight into the gardens of the property or the neighbouring properties, the extension will have a pitched roof to the side.

Appearance

- All materials have been selected with careful consideration for the surroundings, the existing structure and the properties within the vicinity.
- The materials include:
 - All glass roof
 - London Stock brickwork for the external walls to match the existing materials.
 - Aluminium framed bi-folding doors

Sustainability

- The extension, coupled with the fenestration upgrades, will be in-line with current UV regulations. This will improve and maintain an excellent EPC value (Energy Performance Certificate) for the property.

Conclusion

This proposal is to build a side and rear extension onto a terraced house, to enhance the image and function of the space on the ground floor. In formulating our proposals we have considered the current conditions of the property which is currently configured as a large dwelling. We aim to enhance the fundamental values of the family home by creating a space that can be used by the whole family yet is still very much a part of the property. We have been sympathetic to the property and its surroundings.

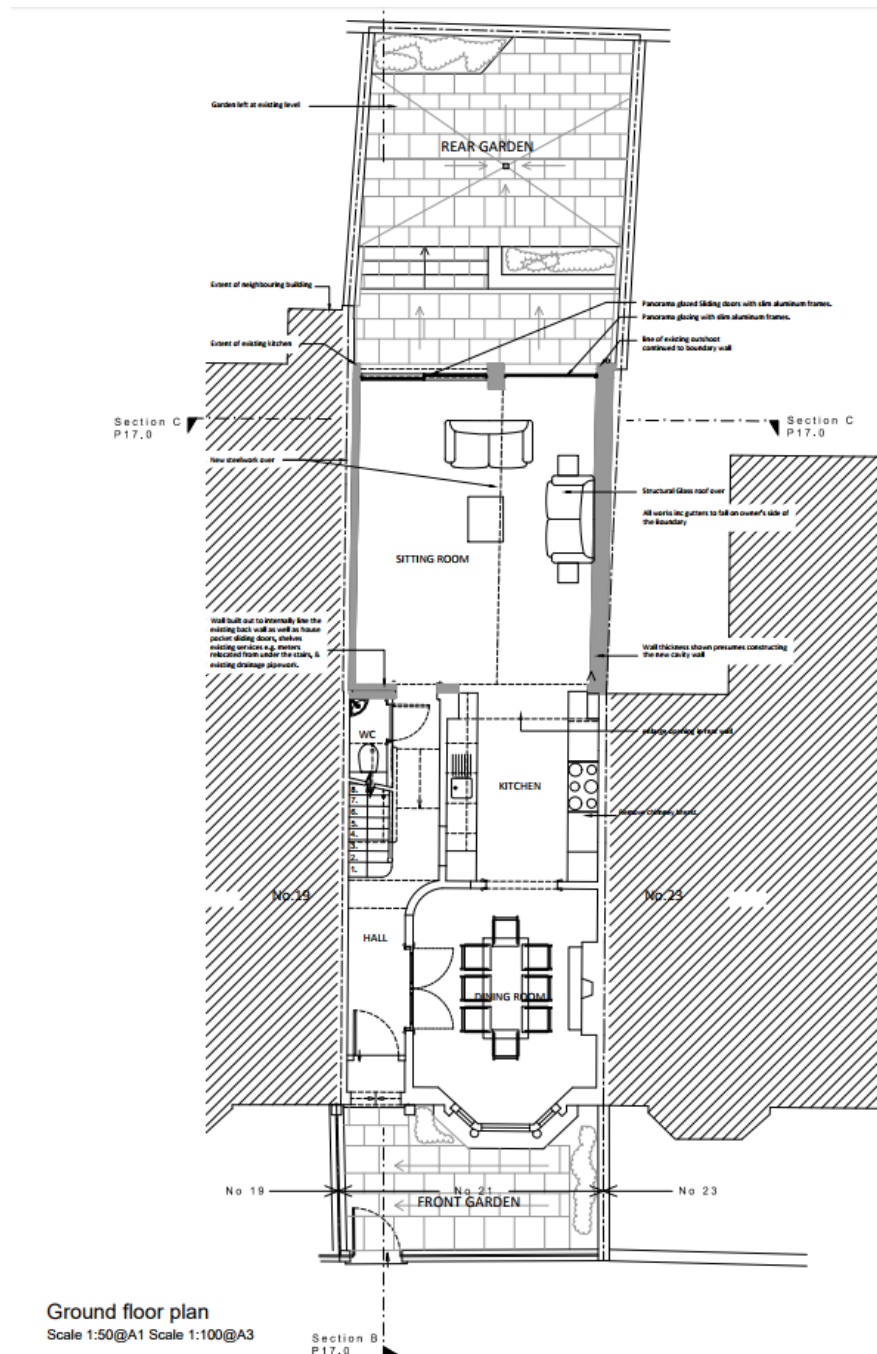
- In preparing this design, we have been particularly mindful of:
 - Creating a contemporary, yet complimentary family hub.
 - Creating a complete relationship with the rear of the house to the garden.
 - The Council's Core Strategy, London Plan, relevant Supplementary Planning Guidance Papers and Conservation Policies for Kentish Town.

Appendix A

We feel the proposal is in line with similar developments in the immediate area and on Dunollie Road itself, NW5 2XN.

21 Dunollie Road, NW5 2XN

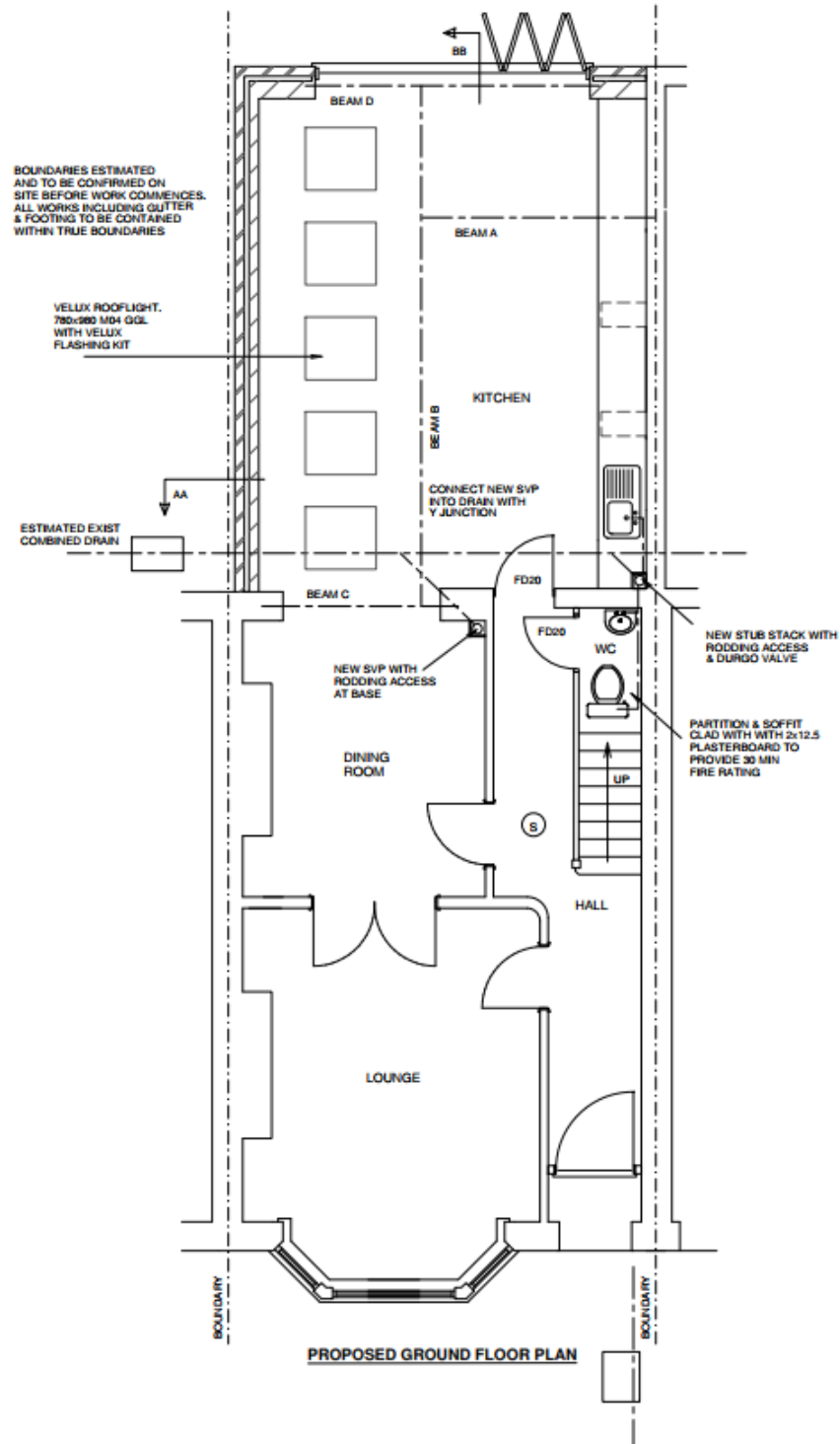
Application number: 2017/0513/P Application registered: 27-01-17 Decision: Granted, 09-03-17
Erection of Side Return extension to rear of property.



11 Dunollie Road, NW5 2XN

Application number: 2014/0989/P Application registered: 17-02-14 Decision: Granted, 16-04-14

Erection of Side Return extension to rear of property.



Site Images

