

DESIGN AND ACCESS STATEMENT

37 Minster Road, NW2 3SH

10.10.2017



Contents

1. Introduction
2. Client and brief
3. Layout & Access
4. Conclusion
5. Precedence; Approved Proposals by Camden Planning



Front Facade

1. Introduction

37 Minster Road is a detached single dwelling. The property offers accommodation over three levels: ground floor, first floor and loft.

The property is located in the London Borough of Camden.

This document is submitted in support of our householder's Planning application proposing a rear extension at ground level, a hip to gable extension to the rear and two side dormers.



Existing rear elevation

2. Client and brief

We have been instructed to design a rear extension and a hip to gable extension including two side dormers to create more living and bedroom space for a family of four with constant overseas family staying.

The aim is to create a generous, open plan kitchen and family area on the ground floor and to create an extra bedroom suite in the loft.

3. Layout & Materials

All changes to the layout follow Building Regulations and retain safe escape routes from all rooms throughout the house. Primary access to 37 Minster Road will remain unaltered.

The existing garden extends 10 meter from the rear facade and therefore the proposed scheme will not have a significant impact on the property's amenity space.

The proposed rear extension creates an open plan family living and kitchen area. Glazed sliding doors and fixed glazing are proposed to enable the garden to become integral to the living area.

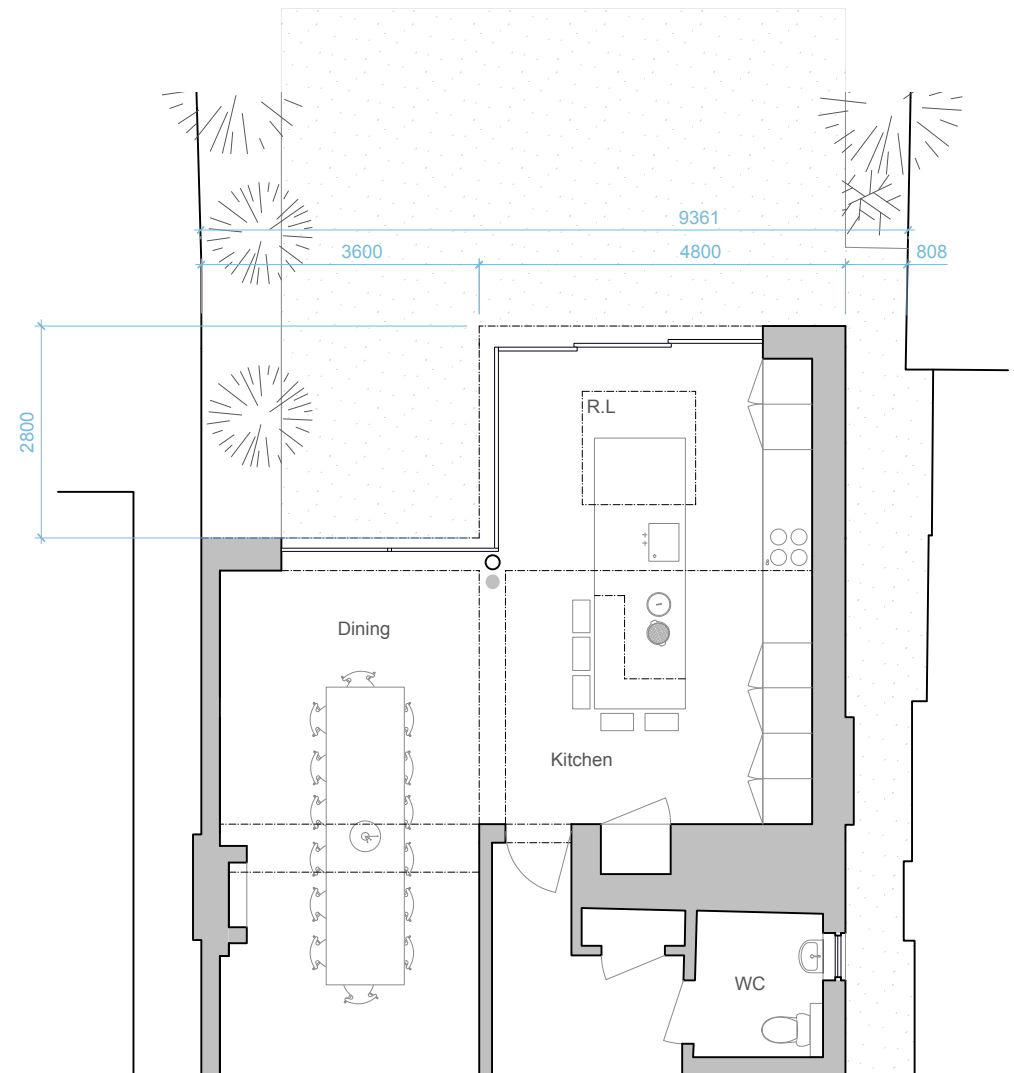
The proposed hip to gable extension including two side dormers create a usable and generous space in the loft. The dormer does not have any windows but a skylight each for natural lighting.

The existing rear facade shows two different types of bricks. We suggest to overclad the rear facade in timber; this will unify the look of the rear facade and blend in nicely with the surrounding buildings.

We propose to match the roof tiles for the hip to gable extension. The dormers are proposed to be clad in dark grey zinc to close match the colour of the roof tiles.

We believe our proposal is sensitive and respectful to the existing thouse. The proposed extension does not overlook the neighbours properties and does not impinge on their right of light.

At the end of this document you will find two recently approved schemes in close proximity to 37 minster road. These extensions are very similar to our proposal and serve as precedents.



GROUND FLOOR PLAN

4. Conclusion

We feel our proposal forms an appropriate alteration to the external appearance of 37 Minster Road. Whilst trying to gain more space on the ground floor and in the loft we believe we have respected the overall appearance of the original building. There is virtually no visible impact from the street elevation.

We carefully related the scale of our proposal to the adjacent houses.

We are confident that this proposal will improve the existing house in particular the rear elevation. We hope Camden Council shares our views and can support & recommend our proposed scheme for approval.

5. Precedence; Approved Proposals by Camden Planning

We do like to accomplish the needs of our clients and at the same time respect the look and tradition of London houses.

We found precedency projects on Camden's planning portal. We based our approach partially on these approved schemes.

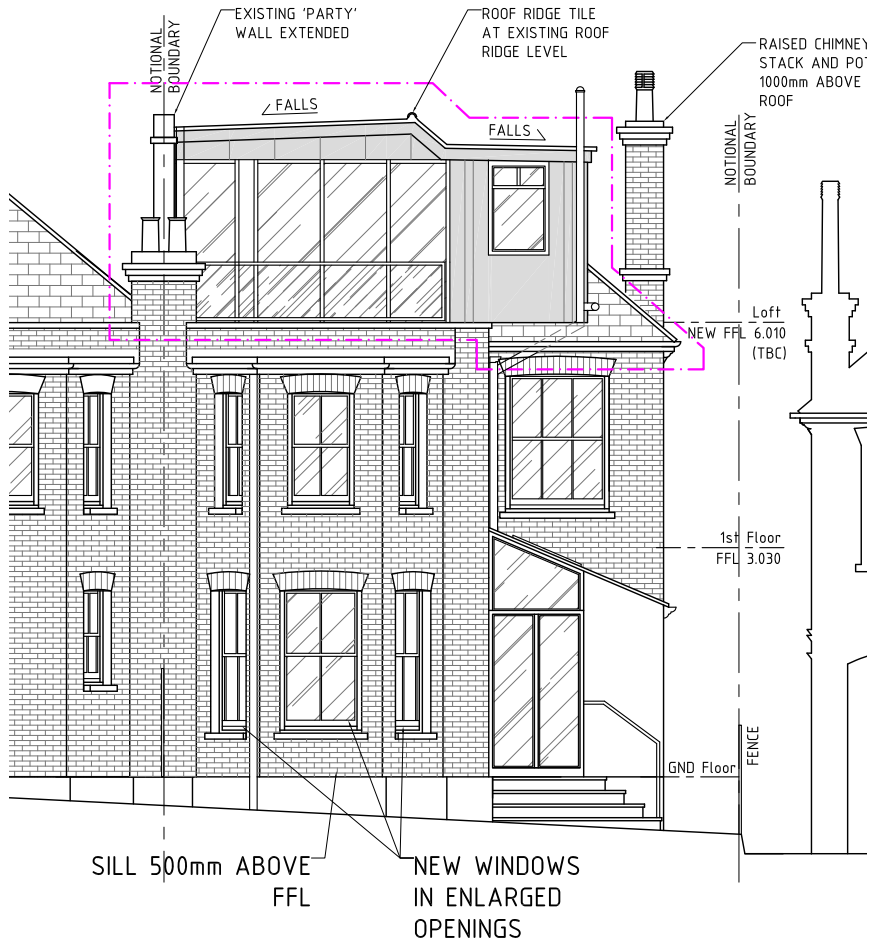
Please find below two examples of approved proposals of similar nature.

34 WESTBERE ROAD, NW2 3SR

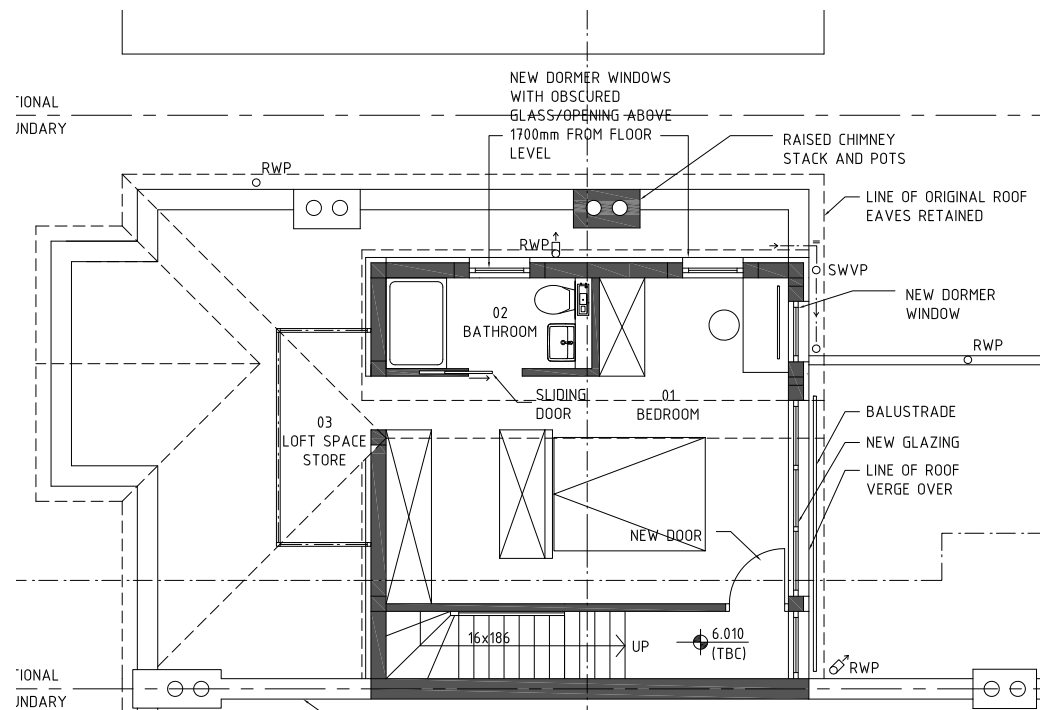
Appl. Nr: 2013/4792/P

Decision date: 03-09-2013

Discission: Granted



REAR ELEVATION



LOFT LAYOUT

34 Westbere Road, NW2 3SR



FRONT ELEVATION
view from Westbere road



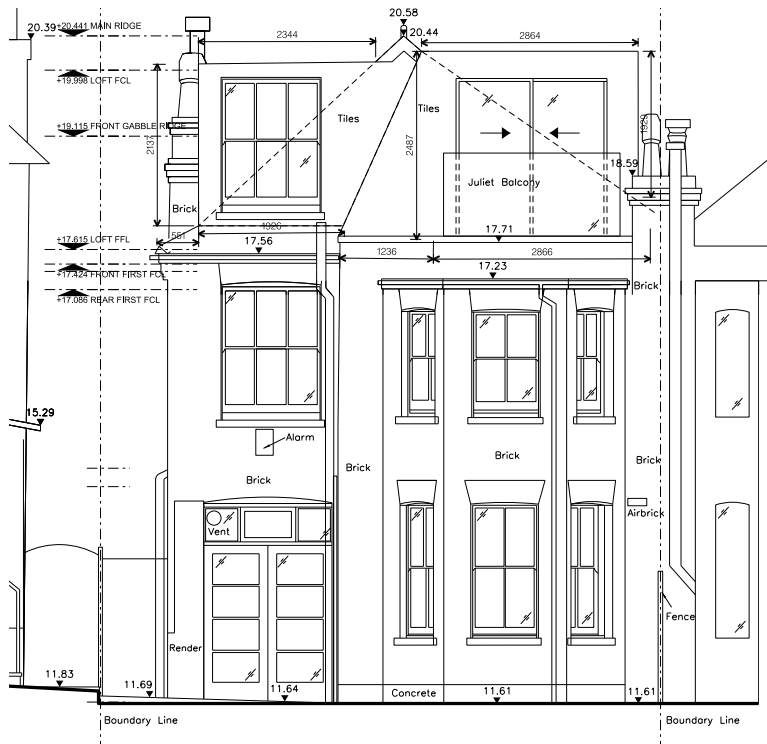
REAR ELEVATION
view from 37 Minster Road

36 WESTBERE ROAD, , NW2 3SR

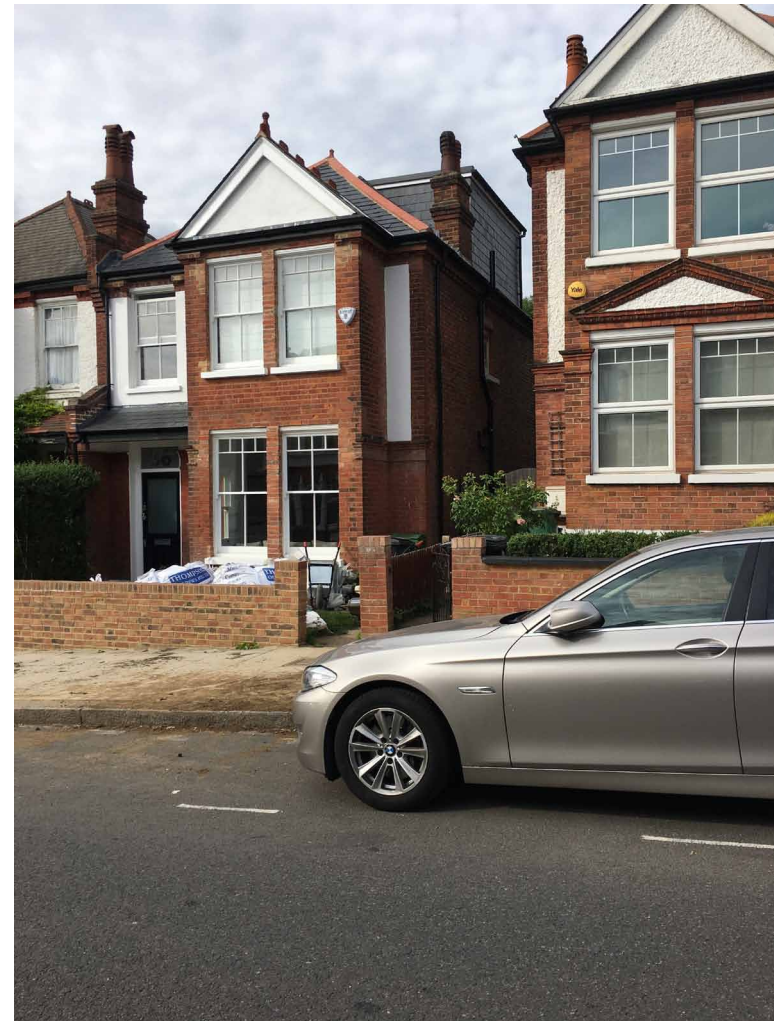
Appl. Nr: 2015/6831/P

Decision date: 21-03-2016

Discission: Granted



REAR ELEVATION



FRONT ELEVATION
view from Westbere road