

Design and Access statement

12.12.17

187 SUMATRA ROAD, LONDON NW6 1PF

Alterations to existing house with 9 nos of Multiple occupancy C4,C3 to rationalize the internal layouts to achieve an overall 4 nos of self contained flats C3. The work includes the installation of a rear dormer window and roof lights addition of a small glazed winter balcony at the ground floor level to achieve an overall of 4 flat units (2x2bedroom flats , 2x1 bedroom flats)

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 IPF

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 9 units house into an overall of 4 self contained units with a proposed 2x 2 bed flat and 2x1 bed (maintaining the existing first floor one bed flat). The work also includes the addition of a rear dormer and the introduction of roof lights along with a winter glazed balcony at the ground floor level.

The aim of the overall scheme is to rationalize the existing layout and provide fewer units with better amenities including bin and bike areas.

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
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I.3 Background of the site

The site is 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 9

Studio 1 (Loft) Bedsit (C4) 1 bed/1 person
Studio 2 (Loft) Bed sit (C4) 1 bed/1 person
Unit 3 (1st floor) Bed sit (C4) 1 bed/1 person
Flat 4 (1st floor) 1 bed flat (C3) 1 bed 2 persons
Unit 5 (Mezzanine) (bedsit (C4) 1 bed 1 person
Flat 6 (Ground floor) 1 bed flat C3 1 bed/2 persons
Flat 7 (Ground floor) studio flat (C3) 1 bed 1 person
Flat 8 (Ground floor + mezzanine) 1 bed flat (C3) 1 bed/2 persons
Unit 9 (Basement) studio flat (C3) 1 bed/1 person

1.4 Planning History

The site had several planning applications throughout the years. Additionally being part of HMO it equally had special status given its situation which meant that constant changes have occurred in the past few months.

1. The site was granted a planning application to extend its basement. This however was not implemented.
2. HMO has requested that Unit 3,5 are to be combined to one which has been applied and thus the current no of units is 8 to reflect this very latest change.

1.5 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 8/9 units (to an overall of 4 self contained units with more spacious spaces and services (see proposed drawings for reference):

- Generally speaking the key aspect of the units as existing (especially the HMO registered ones) have very small areas far below the minimum national requirements and very little provisions and thus are in need of reconsideration. Therefore, the units have been reconfigured to comply with housing standards and GIA minimum national requirements and offer a better living environment.
- The proposal includes a rear dormer in the loft along with rear and front roof lights to maximise natural lighting and ventilation. The size is similar to the neighbouring roof lights at the area located at the front façade.
- The loft space will be merely used as a living dining spaces (42 m² in area while the single bedroom is in the mezzanine below offering privacy and good circulation space as well as spacious layout. The scheme utilises the existing staircase to the loft to cause minimum disturbance to existing.
- The basement studio flat has been changed to serve as a double bedroom as part of flat/unit 3.

- The studio flat on the ground floor (now unit 4) has been combined with the rear ground and first extension to offer a self contained 2 bedroom flat with a rear garden.
- Unit 3 includes a rear winter balcony and connects with mezzanine 1 to create additional single bedroom.

- 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.
- The stacking of units is compliant. Circulation has been reduced to minimum making use of the existing staircase where possible.
- 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 including bike stands, more bin areas and some storage spaces, rear gardens where possible and additional space and natural light for upper levels.

- The scheme has been revised to respond to the concerns of the planner (specifically on the withdrawn application). Issues of staking, internal layout, bins and bike provisions, sound , etc all have been addressed.

2.2 Layout

- The proposed changes result in achieving 2 flats one bedroom flat + 2x two bedroom flat
- Bearing the supplementary planning guidance in mind:
- All flats benefit from natural direct access to light and ventilation.
- In the proposal all the flats comply with total GIA space standards and lifetime home standards with each of the rooms meeting or exceeding the requirements.
- To address issue of sound all flats will be insulated to comply with building regulations using a special boards for ceilings. Additionally all the external envelope of the building will be dry-lined to offer additional thermal and sound insulation.
- Moreover, communal staircase will have a 1 hour fire rated enclosures along with sound insulation layer to assure that no disturbance is caused between flats.

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, out looking, 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 winter balcony space for the 2 bed flat while also introducing frosted glass screens on the side to avoid overlooking and assure privacy.
- Refuse and recycle bins have ben provided for the front entrance as well as the rear gardens.

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.
- 6 bike racks are introduced 2 are enclosed at the front yard and 4 no's at the rear gardens
- recycle bin and bin enclosure has been proposed to tidy up the area with a green roof enclosure. Please note within the proposal there are 2 options suggested however we would like to go for the green roof enclosure option that can assure that the front is tidy and all bins are enclosed with a better environment at the entrance level..

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

Despite the complexity of the current layout of the house and the levels, the aim of our proposal is to optimize the efficiency of the spaces and most importantly enhance the quality of living inside, while being sensitive to the immediate property and the surrounding area. The scheme has been revised to respond to the planners' points as well as the general guidelines and regulations. It has assured that the units are all self contained with all needed provisions that establish a better 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 favourable recommendation for approval.

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