

34 Alma Street

Design & Access Statement for the Full Planning Application for the Proposed

New Rear Extension and Refurbishment of the existing dwelling at

34 Alma Street, London, NW5 3DH

May 2018

Contents

Design & Access Statement

- 1 Introduction
- 2 Appraisal of Existing
- 3 Use
- 4 Existing Plans
- 5 Proposed Plans
- 6 Existing & Proposed Section
- 7 Scale & Appearance of Proposal

Drawings submitted in conjunction with Design & Access Statement

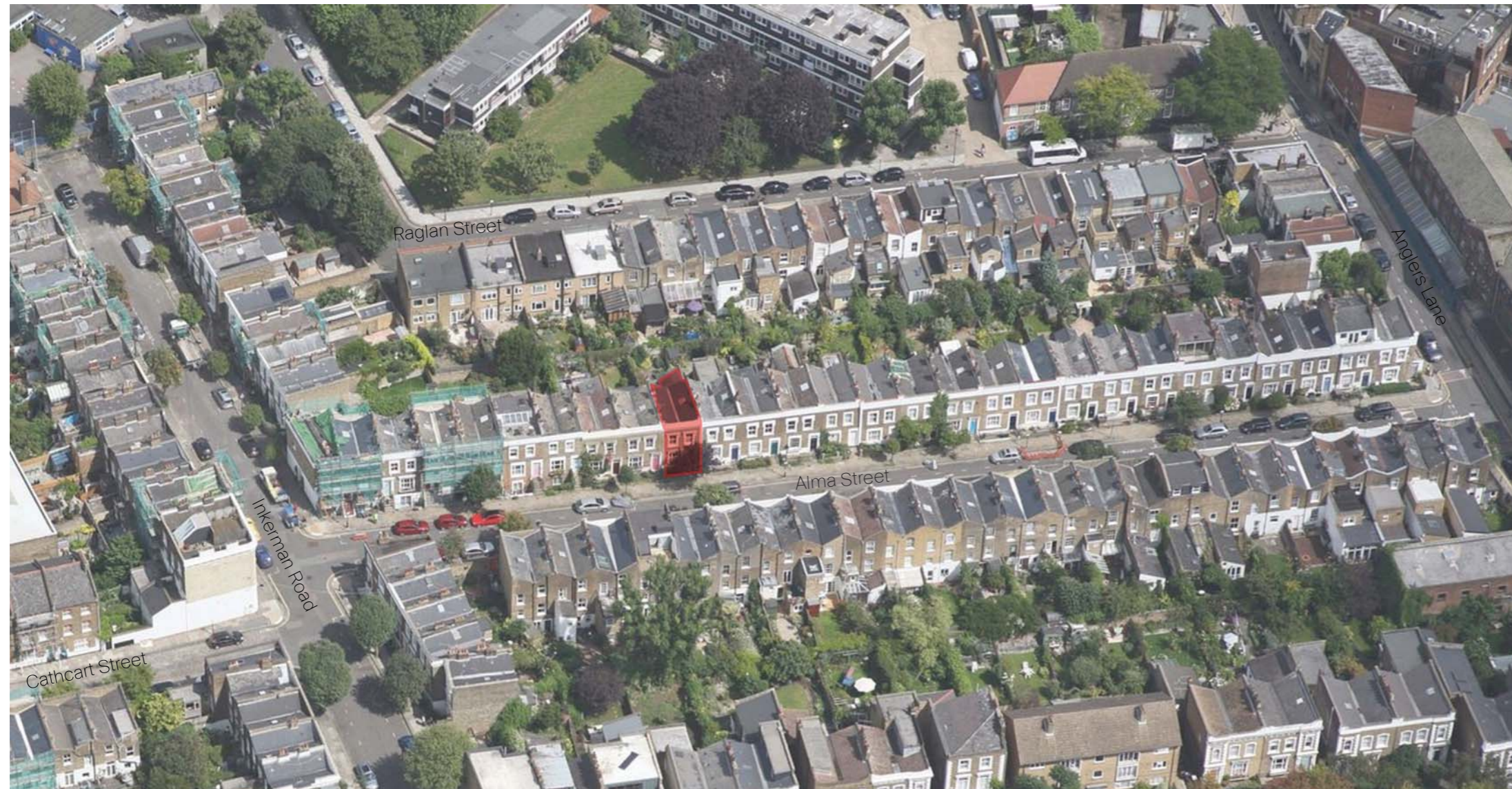
RBA67 01 000	Location Plan
RBA67 01 001	Existing Site Plan
RBA67 01 002	Proposed Site Plan
RBA67 01 110	Existing Ground Floor Plan
RBA67 01 111	Existing First Floor Plan
RBA67 01 210	Proposed Ground Floor Plan
RBA67 01 211	Proposed First Floor Plan
RBA67 02 100	Existing Rear Elevation
RBA67 02 200	Proposed Rear Elevation
RBA67 03 100	Existing Section AA
RBA67 03 200	Proposed Section AA
RBA67 03 201	Proposed Section BB

Introduction

The information contained in this Planning Application submission has been prepared by Roz Barr Architects Ltd. on behalf of Mr Jeremy Bradshaw.

This document forms the Design Statement as part of the Planning Application concerning the property at No. 34 Alma Street. The application is for the alteration and new rear extension to the existing dwelling.

The proposed changes to the property include the refurbishment of the existing dwelling and the removal of an existing conservatory to allow for a ground floor extension to the rear.



Aerial site photograph highlighting 34 Alma Street



Existing Site

The existing property, 34 Alma Street, is currently a 2 bedroom terraced house located within the Inkerman Road Conservation Area in the London Borough of Camden.

Alma Street is a residential road running NE/SW in orientation. The existing property is situated within a terraced block bounded by Inkerman Road to the north and Anglers Lane to the south. Alma Street is characterised by small mid Victorian two storey terraces on both sides. These are typically constructed from London stock brick with stucco surrounds to windows, doors and the occasional decoration. A strongly defined parapet runs along the across multiple neighbouring properties to create a uniform street facade. Back-to-back gardens form the centre of the urban block with each property containing a modest garden bounded to all sides by shared brick walls.

A lean-to conservatory has been built to the rear of the existing property adjacent to the existing kitchen annex. This is in poor condition and not in keeping with the uniformity of the rear elevation. Existing structural walls interrupt the arrangement of space in plan causing the conservatory to feel ancillary to the original house.

The proposal intends to remove such walls to create a generously proportioned open plan kitchen/dining room to the rear of the property that will enhance the natural light to the existing spaces.



Neighbour no. 35 34 Alma Street Neighbour no. 33

Existing North East Elevation



View North



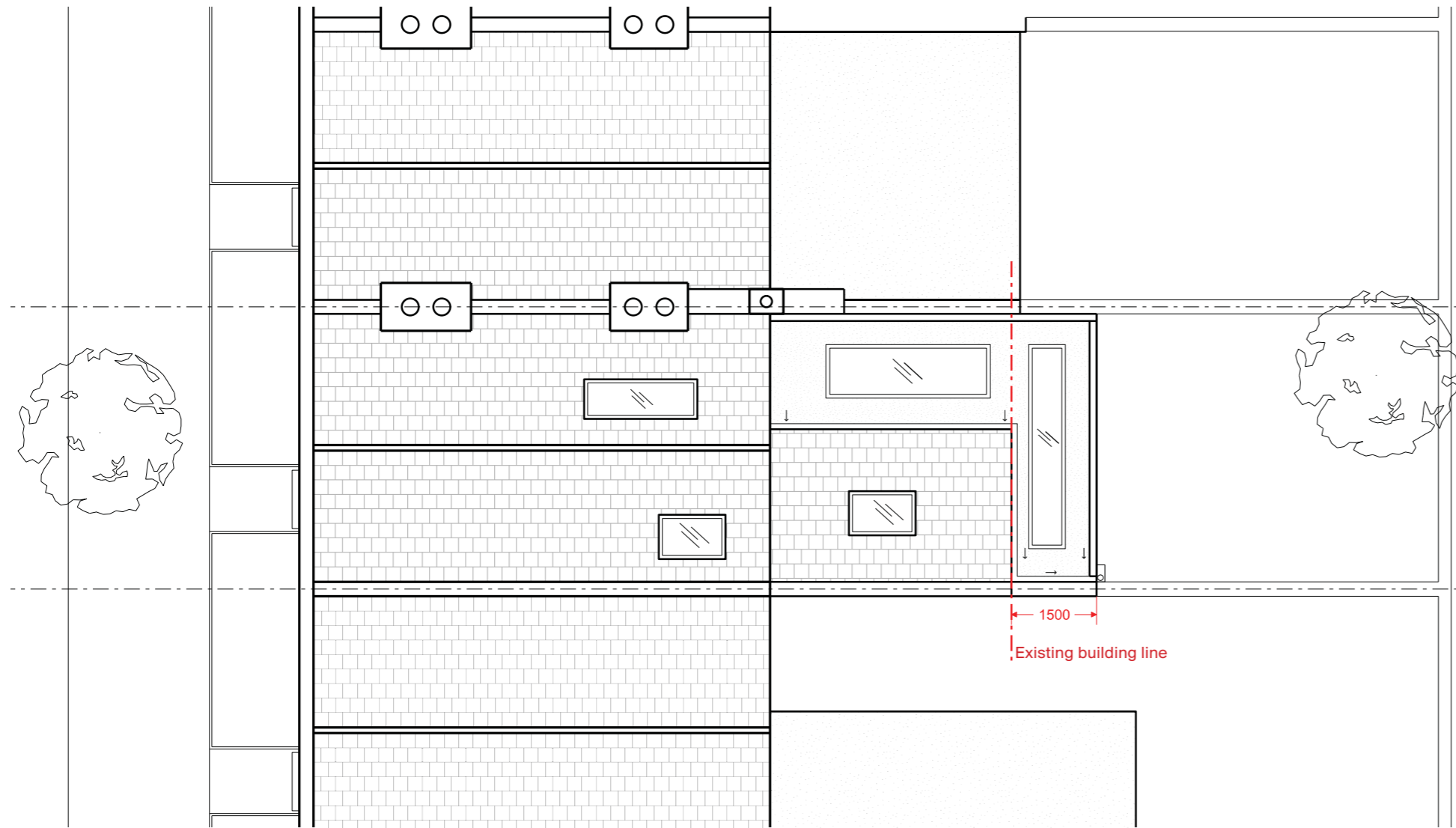
Existing rear elevation



View from first floor over conservatory



Internal view of existing conservatory



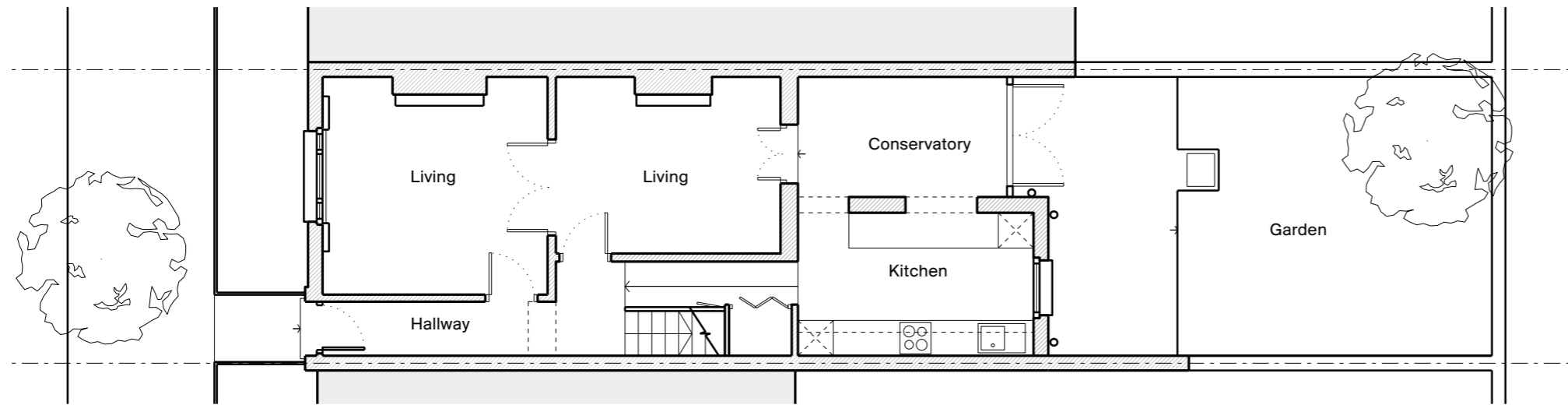
The following proposals show the refurbishment of the existing dwelling and new extension to the rear. We propose to remove the existing conservatory to the rear of the property to allow for a new single storey extension. The extension will include a kitchen and dining area that will open up the ground floor plan and allow for a direct link from the front to the back of the house and the garden beyond.

Our proposal intends to enhance the existing dwelling by installing numerous rooflights at first floor. Rooflights above the bathroom and bedroom 2 will draw more natural light into both north facing rooms and a rooflight positioned over the stair will allow for natural light to reach both floors at the deepest part of the plan.

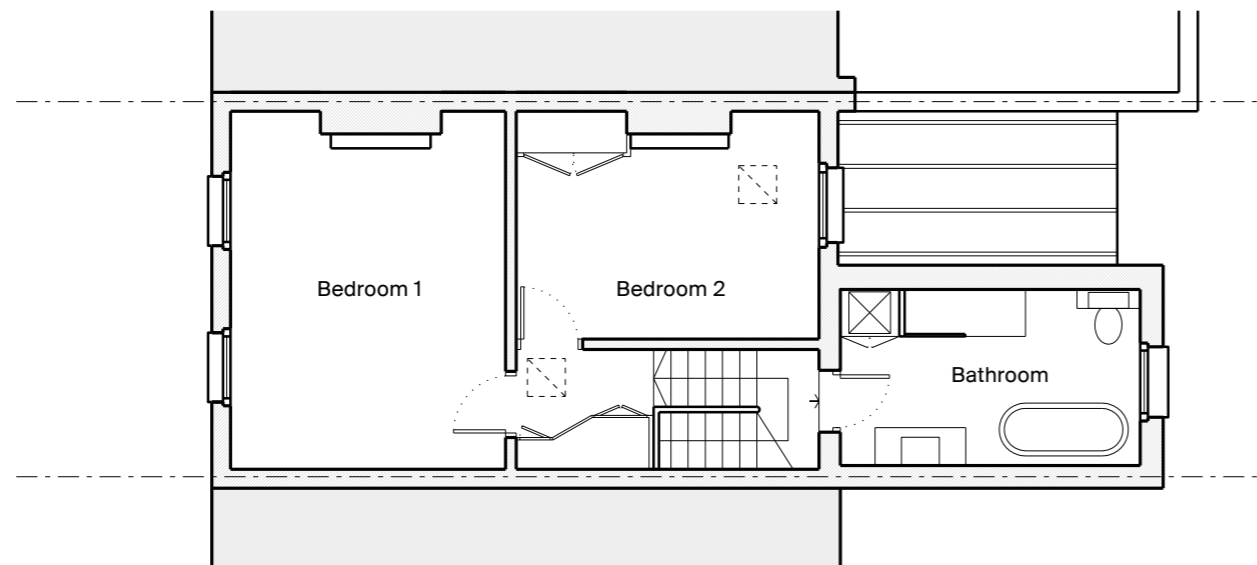
A further two rooflights will be located in the new extension to enhance natural light within the new room.

Proposed Roof Plan
1:100 @ A3





Existing Ground Floor Plan

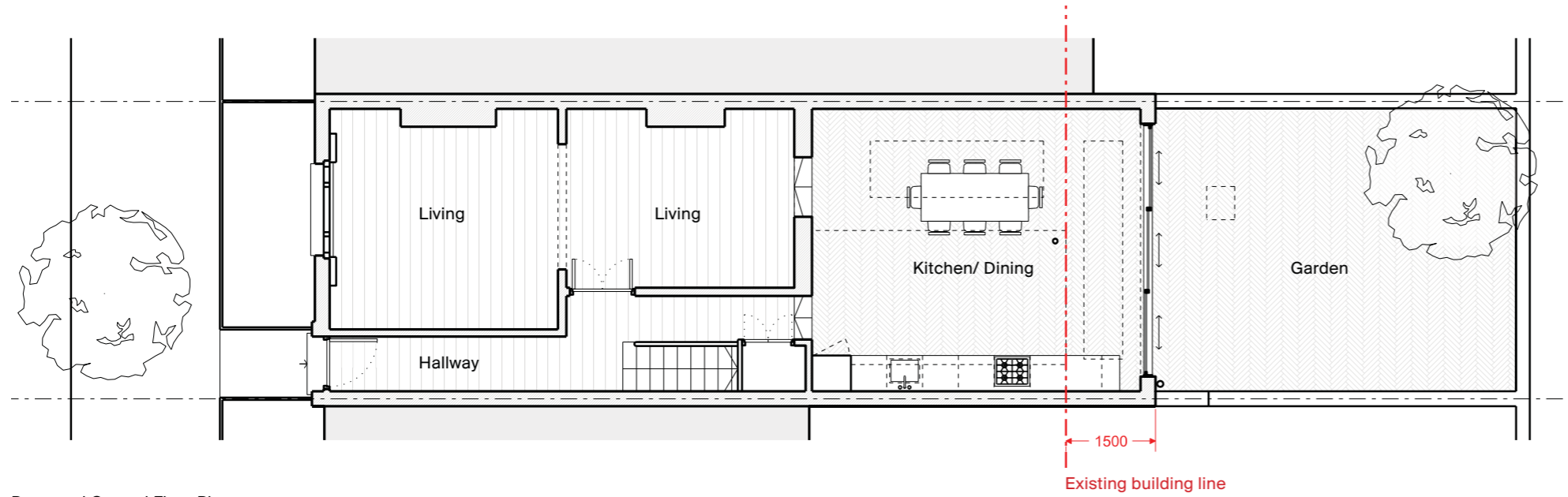


Existing First Floor Plan
1:100 @ A3

Gross Internal Area

Ground Floor	55.3 sqm
First Floor	42.4sqm





Proposed Ground Floor Plan
1:100 @ A3

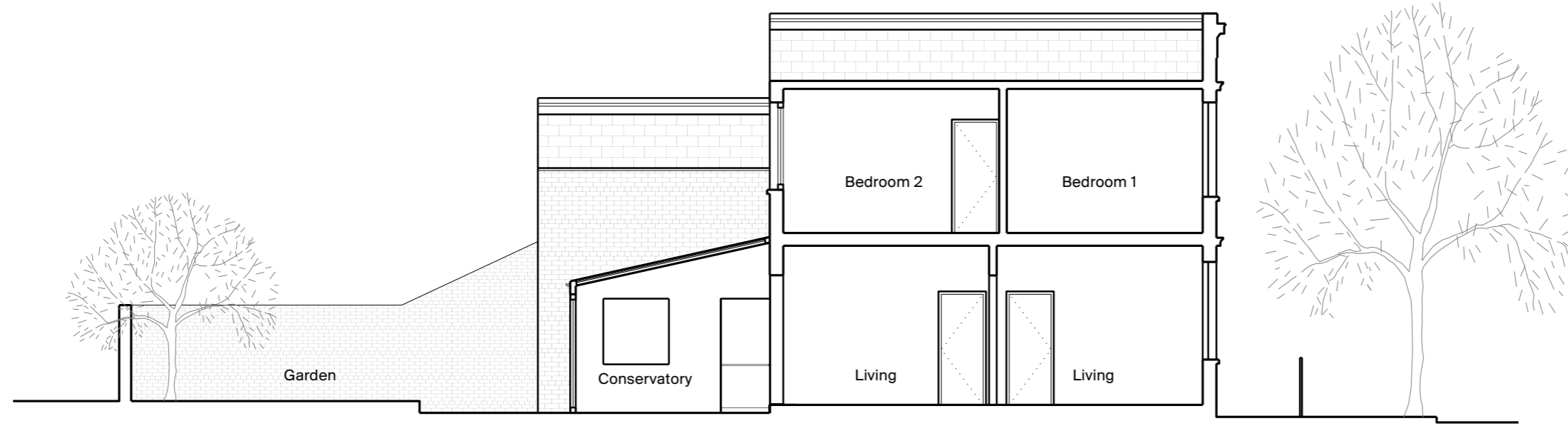


Proposed First Floor Plan
1:100 @ A3

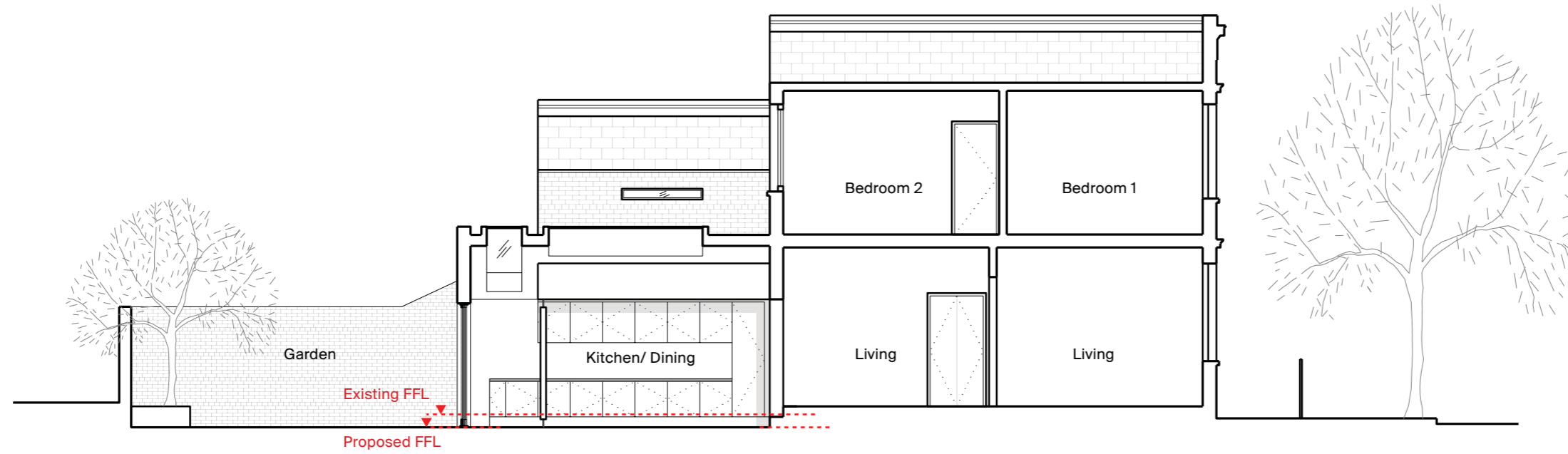
Gross Internal Area

Ground Floor	63.7 sqm
First Floor	43.0 sqm



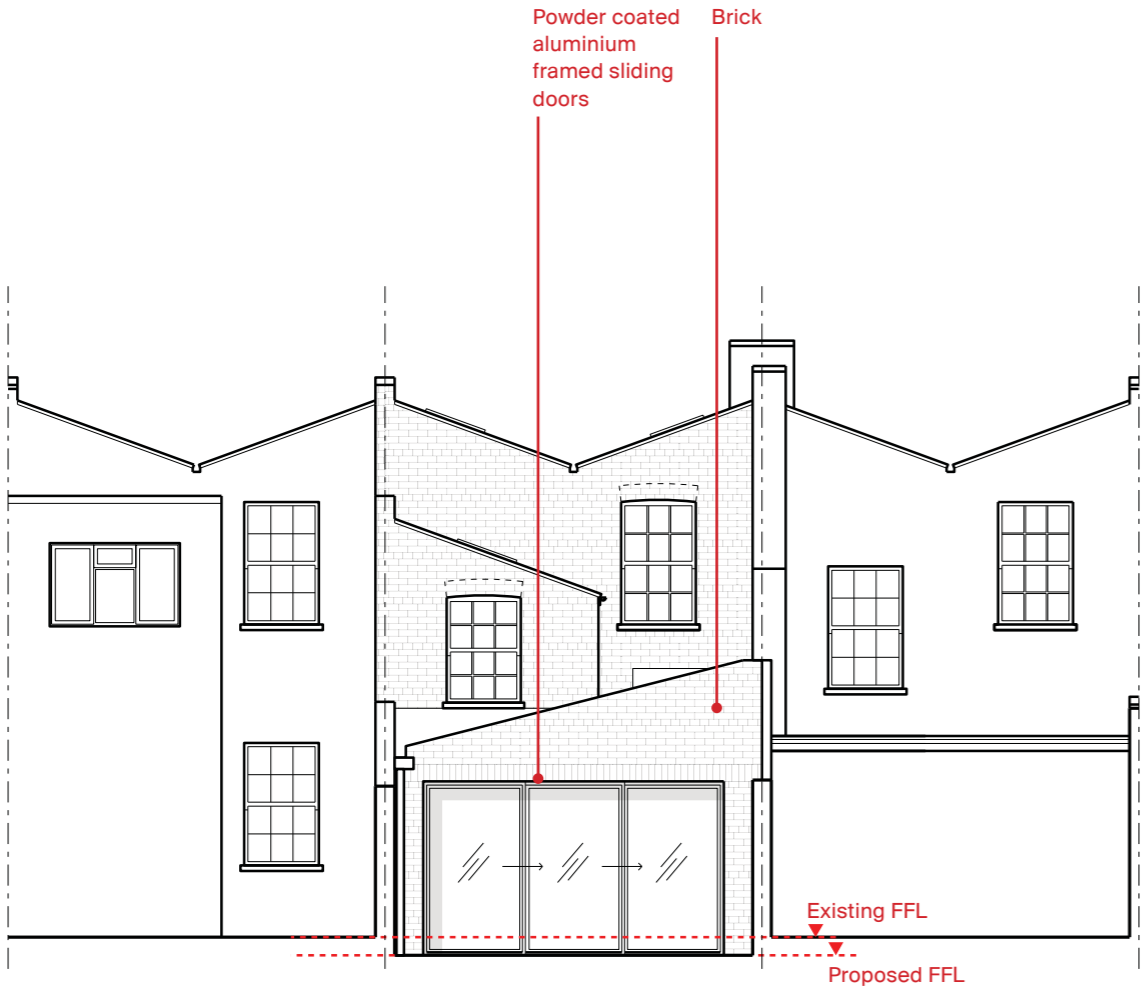


Existing Long Section
1:100 @ A3



Proposed Long Section
1:100 @ A3





Proposed Rear Elevation
1:100 @ A3



Model of the Proposal

The following proposals show the extension to the rear of the property to create a new open plan kitchen/dining room. The design aims to enhance and improve the existing building with the addition of the extension.

The new proposal intends to be in harmony with the original form and character of the existing property and the historic pattern of extensions within the terrace.

The design of the proposed extension aims to mimic the form of the butterfly roof by mirroring the monopitch of the existing two storey annex. However, at one storey, the proposed design refrains from interrupting the form of the original building and is instead subservient in its massing.

The new brick extension will provide a generous kitchen/dining room that will connect directly with the garden. The uninterrupted plan of the extension will allow continuous views through the house and allow the ordering of rooms to be adapted more freely. In addition, the floor level of the kitchen/dining room will be lowered by 250mm to allow for a more generous floor to ceiling height. The garden will also be lowered across its entirety to allow for a level threshold from kitchen.

Proposed Material Palette:
The new extension is proposed to be built in brick with hard wood timber framed sliding doors. All new rooflights will be powder coated aluminium framed in dark grey colour to match the existing slate roof. The roof of the extension will be constructed in structural timber and clad in a GRP proprietary roofing material as non visible from its surrounding.