**36 Sumatra Road, London NW6 1PU**

**Design and Access Statement**

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**Site**

The application site is located on the eastern side of Sumatra Road and is a mid-terrace two-storey with single storey side extension and terrace outrigger addition to a family dwelling house.

**Proposal**

The proposal is to add an inset entrance to the side of the property facing Glenbrook Road. Demolish the existing outrigger with terrace and build an extension in the existing footprint with terrace access at first floor level. The extension will provide an additional net area of 7m2 to the property creating a kitchen and dining area opening onto the garden. It will be constructed from materials to match the host property.

**Relevant Planning Policies**

National Planning Policy Framework 2019

London Plan 2021

Camden Local Plan 2017:

A1 Managing the impact of development

D1 Design

D2 Heritage

Below states the means in which key issues are addressed from these policies following consideration.

**Principle of Development**

Recent planning applications for an asymmetrical apex roof and a terrace on the first floor in the area which are similar to the proposal that have been approved are respectively:

19 Solent Road 2019/1183/P

54 Sumatra Road 2017/3259/P

Side entrances in the area can be seen in the following properties.

40 Solent Road side access door to Glenbrook Road,

61 Hillfield Road side access door to Agamemnnon Road

**Design**

The new extension will match the footprint of the existing outrigger at the rear and be similar in massing to the existing rear additions along Sumatra Road. The property is already accessed from the side gate in the fence and the new internal access will improve the internal circulation and liveability for the residents.

The terrace is already visible from Glenbrook Road and the change will be visible in the same manner. However, the metal berries will be removed and replaced with glass berries and planters to maintain privacy fir the residents.

**Layout**

The layout will open out the existing corridor where the present side extension is and make a larger kitchen and dining area. The utility will be reorganised for the storage of bicycles.

**Scale**

The extension will be 1.9m in length, and a height of 2.6m at the highest eave facing the street.

**Appearance**

The details and appearance of the extension is to be subservient to the original building and respect the local area. The materials used will be white paint to match the existing building and GRP roofing which is inconspicuous and durable.

**Amenity**

The extension, being in line with the existing outrigger is unlikely to cause additional overshadowing to what is already present. The garden area is retained to ensure adequate outdoor amenity.

**Access**

Is not applicable to alter the access to enable a disabled access route to the property. The proposal does not, therefore change the disabled access.