

Design and Access Statement

Proposed 2-Storey rear extension with minor roof alterations to:

Upper Flat, 193 Sumatra Road NW6 1PF

This is a traditional two storey mid terraced Victorian house typical of this area with a converted loft and a small Lower Ground area at the front. This house has subsequently been divided into 2 flats. The site is situated on the southern side of Sumatra road, backing onto the railway lines with a public access footpath along the rear boundary wall.

The building is not listed, and the site doesn't fall within the conservation area. The property is currently used as 2 self-contained apartments. The ground floor apartment received planning permission for a single storey rear extension in 2008 (ref. 2008/2783/P) and it was subsequently built. The surrounding area is predominantly residential and is well served by the local high street of West End Lane and it's shopping and transport amenities. The immediately adjacent streets are characterized by series of mainly Victorian houses of slightly different typologies.

Various types of additions/extensions including roof alterations and small terraces can be observed in the area. Many of the dwelling houses have been converted into self-contained flats or bedsits. The adjacent house to the side 193 Sumatra Road has been converted into a well-established guest house, which means that any potential issue of overlooking a private garden is removed. The scale and location of the proposed extension fits within the overall footprint of the building therefor matching the scale and grain of the area. The proposed small roof terrace, above the rear outrigger is very private and discrete being set back from the eaves and concealed from view by the extended gable end. This is an imaginative solution which adds the amenity of outdoor space, without any material impact upon any of the neighbours.

The proposed rear extension enhances the quality of living for the owners and their growing family. This development would be sustainable and upgrade the building envelope in line with the latest legislation which would be a great benefit to the owners and the environment as a whole. The proposed extension will be in keeping with the scale, style and design of the host property and the surrounding houses. The objective of this project is to enable this property to provide improved living space for a growing family whilst also providing some external amenity space. The guiding objectives are taken from and in agreement with those set out in the UDP, The London Plan, Camden Planning Guidance and Fortune Green and West Hampstead Neighbourhood Plan. It has been designed and detailed in high quality materials to match the existing building. This is in line with the council's own policies of encouraging the provision of a full range of housing in the area to cater for households of various sizes. The proposed extension would not be visible at all from the front so the front facade would remain as existing.

Due to the location of the building backing onto West Hampstead Thameslink Station, with the relatively new covered footbridge, the proposal to simply extend the existing gable end with matching materials would mean that any visual impact of this proposal would be negligible. The height of the boundary fence and planting between this and the neighbouring properties mean that the proposed extension is unlikely to be visible at all. The public footpath between the rear of the site and West Hampstead Thameslink station wall is not highly used thoroughfare and therefore other similar extensions have been viewed favourably. I would like to draw particular attention to similar approved 2 storey rear extensions that extend all the way to the rear boundary at 185, 187(ref.s 2005/3531/P and 2012/2029/P respectively).

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The delegated report for 185 notes that “properties within the terrace have been significantly altered and extended in the past – the most recent being the adjoining property at no. 185 that has constructed a similarly sized two storey rear extension (see planning history above). Given that there is no consistent building line for extensions to the rear of the properties along this part of Sumatra Road, together with recent planning permission at no. 185 for a similarly sized extension, the introduction of an additional two storey extension to this part of the terrace would not be considered harmful to the character and appearance of the building, or the surrounding streetscene.”

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