

**DESIGN & ACCESS STATEMENT**

# **44 SUMATRA ROAD**

**KAS Architects**

**July 2021**

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# 1

## Introduction & Background

Introduction

Site and Surrounding

Description

Planning History

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# Introduction

## 1.1 Introduction

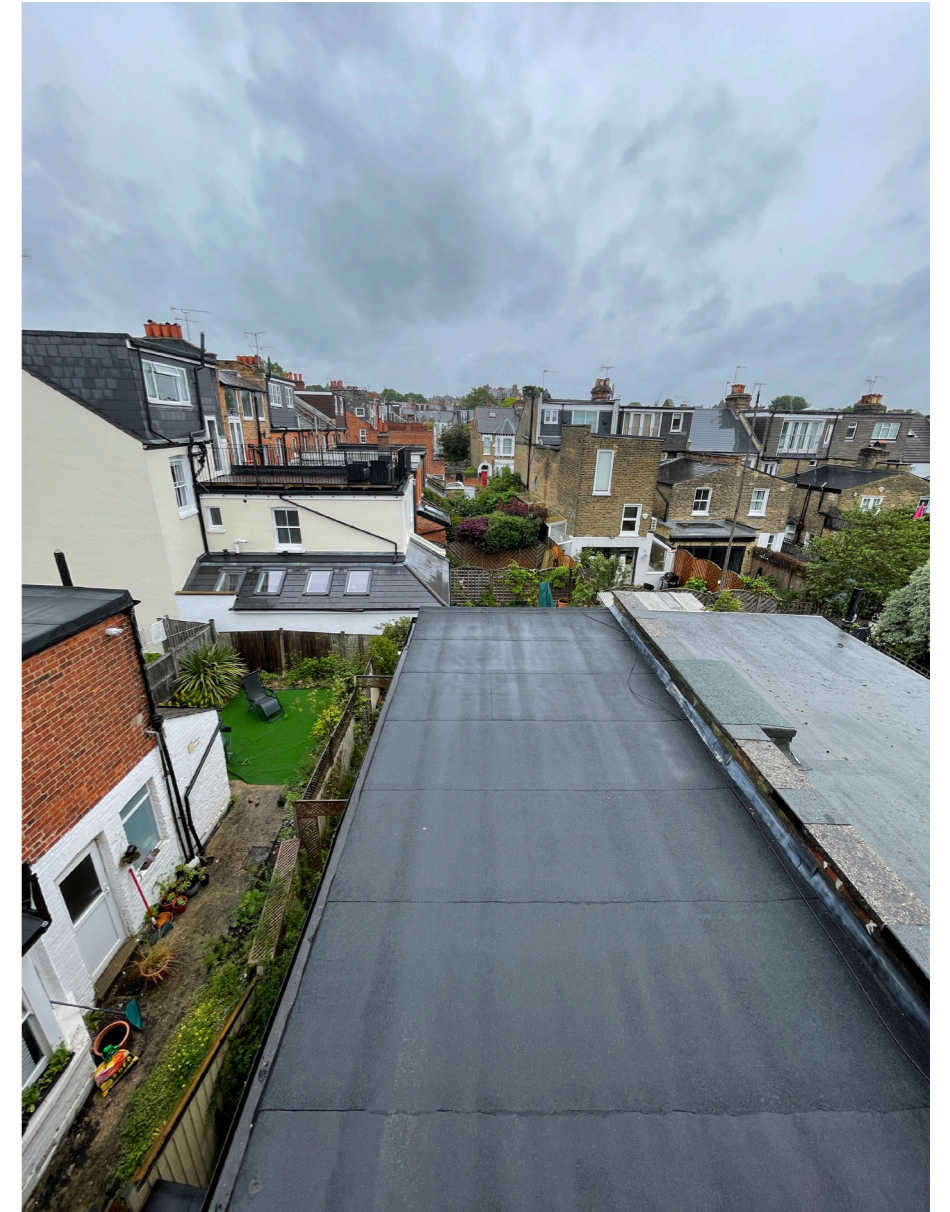
This document has been prepared on behalf of our client Anna Mikes. This document is intended to support a full planning application for changing an existing flat roof into a terrace area for the inhabitants.

The proposed works consist of:

- Changing an existing flat roof of a closet wing into a terrace.
- Changing an existing Juliette balcony into an external door, which will lead onto the proposed terrace.



Existing front elevation of 44 Sumatra Road




Existing flat roof as seen from second floor Juliette balcony. Flat roofs can be seen on properties in front of no.44 Sumatra road, to the left and also to the right of the property.

## 1.2 Site and Surrounding

The property is situated on Sumatra Road, which is predominantly a residential road. The property is not situated within a Conservation area, but is in close proximity to the West End Green Conservation area to the North, and West Hampstead Thameslink to the South.

The residential architecture is predominantly late Victorian terraced houses, composed of two floors, ground and first floor with many properties containing accommodation in converted lofts. The terraces include closet wings, with flat roofs which have commonly been converted into terraces.





Location Plan. NTS. 

### 1.3 Planning Precedents

The adjacent site plan shows the application site and surrounding flat closet wing roofs that have been converted to terraces



- Application Site 
- Converted roofs into Terraces 

#### 1.4 Planning History

1. Erection of single storey side and rear extension at ground floor level (Class C3)

Status: Granted 9th June 2011

Planning reference: 2011/1789/P

2. Continued use as two self-contained residential units including rear dormer extension plus minor kitchen addition to ground floor flat as shown on drawings nos. 1153: 1A A1A A2 C1 C2

Status: Granted Full or Outline Permission with Conditions 4th April 1990

Planning reference: 8905781

#### 1.5 Planning Considerationa

The proposal has considered local planning guidance, in particular Home Improvements CPG and consider the proposal to be in line with the guidance section on Balconies and Terraces. In addition to this, the surrounding site has many converted terraces and therefore does not harm the character or setting of the neighbourhood.

With the use of fixed and permanent planters with large evergreen hedging, privacy onto no.46 will be maintained.

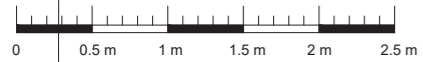
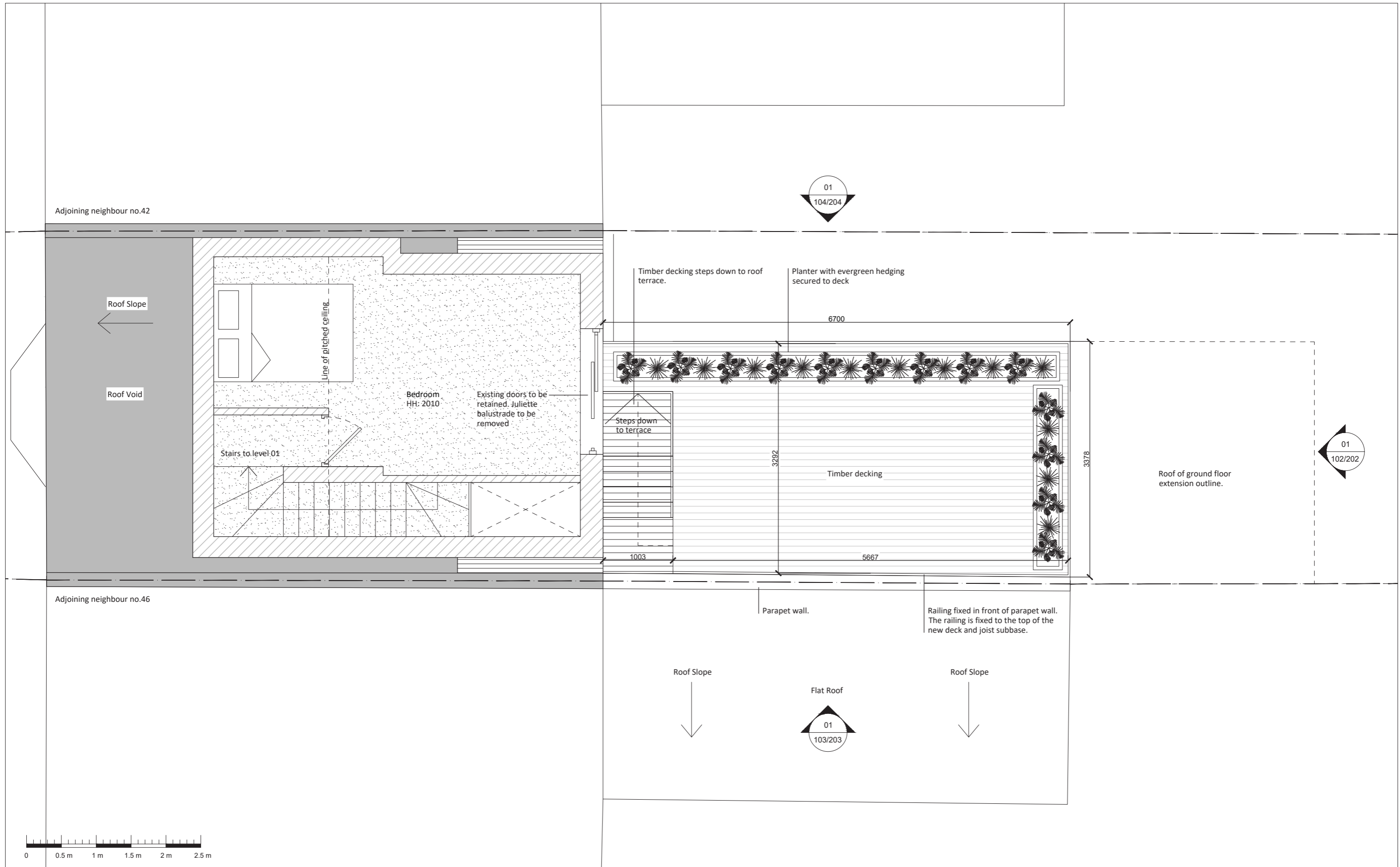
# 2

## PROPOSAL

Proposed Drawings  
Access and Amenity

Practice Profile





Do not scale from the drawing. All dimensions to be verified on site by contractor prior to commencement of any shop drawings and any works on site. Report all discrepancies to the Architect immediately.

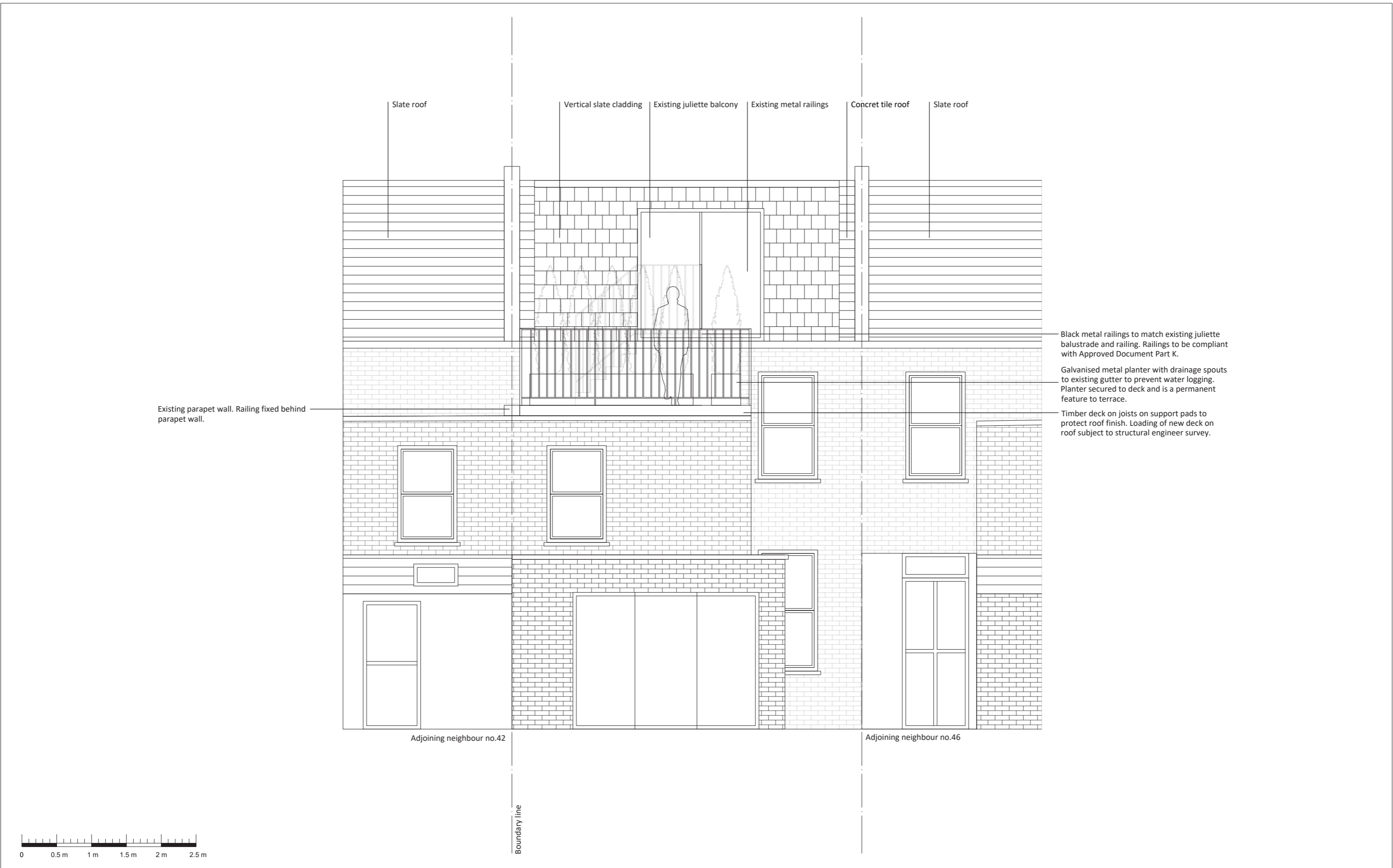
This drawings is to be read in conjunction with all related consultant/engineers drawings and all other relevant information.

REV	DATE	DESCRIPTION	CKD
P1	14.07.2021	Issued for Planning	KAS

REV	DATE	DESCRIPTION	CKD

**KAS Architects Ltd.**  
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 07791420636  
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 KAS JOB NO: 106

**44 Sumatra Road, NW6 1PR**  
**Proposed Top Floor With Roof Terrace**  
**106-02-DR-201**  
 Client: Anna Mikes  
 Scale: 1:25 @A1 / 1:50 @A3



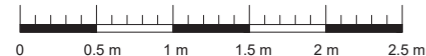
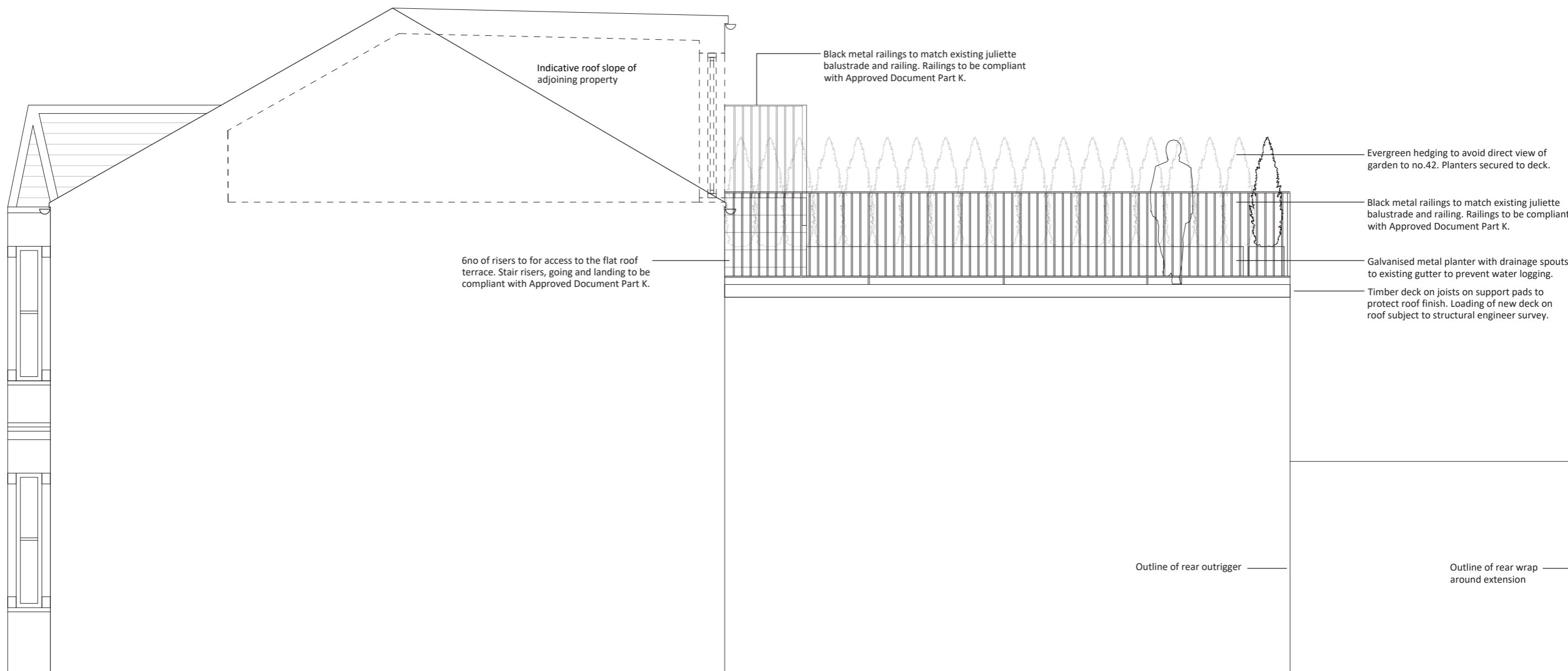
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**44 Sumatra Road, NW6 1PR**  
**Proposed Rear Elevation**  
**106-ELE-DR-202**  
 Client: Anna Mikes



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telephone  
email

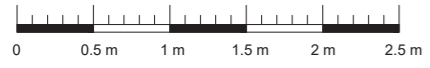
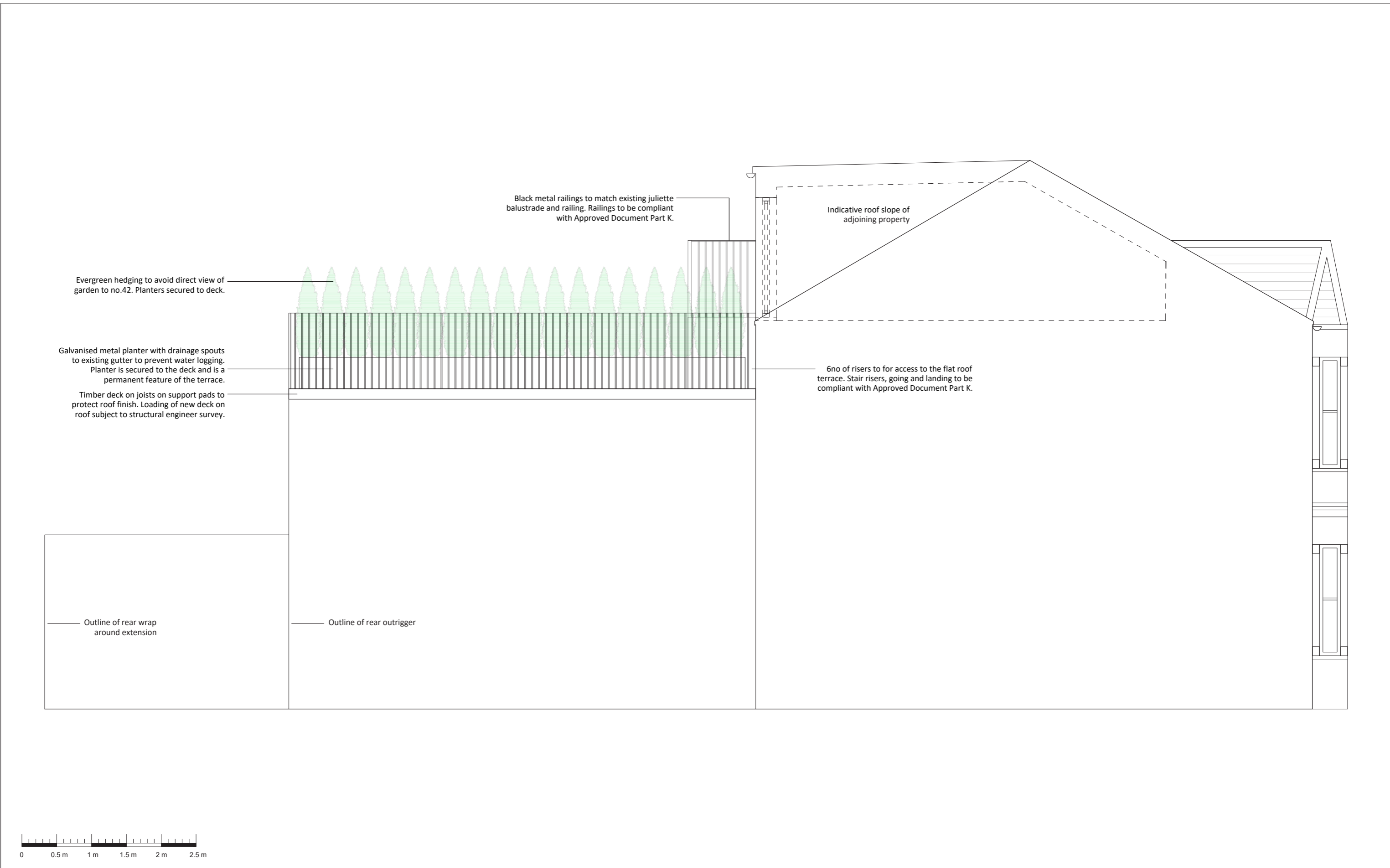
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**44 Sumatra Road, NW6 1PR**

**Proposed Side Elevation  
106-ELE-DR-203**

Client: Anna Mikes  
Design and Access Statement - 44 Sumatra Road



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**44 Sumatra Road, NW6 1PR**  
**Proposed Side Elevation**  
**106-ELE-DR-204**  
 Client: Anna Mikes

## 2.2 Access and Amenity

The terrace is situated in front of the second floor bedroom accommodation. The proposal seeks to install a small flight of steps that lead down to the terrace and designed in accordance to Approved Document K and M.

## 2.3 Design Team

KAS is a London-based RIBA registered architecture and design studio, dedicated to the creation of sustainable buildings and places. The practice is committed to the delivery of well-conceived and thoughtfully detailed architecture. Our projects cover all scales of development and building types, creating spaces to live, to work and learn. Our residential projects include new homes, house extensions and refurbishments at all scales. We believe that architecture should tap into each project's latent potential to foster positive change, by producing site specific and beautiful designs.

The practice was founded in 2020 by Mirsad Krasniqi, who has over 8 years experience working on award winning projects for practices such as Henley Halebrown Architects, John McAslan + Partners, Allies and Morrison and Hopkins Architects.

More information available on our website:  
[www.kasarchitects.com](http://www.kasarchitects.com)

**KAS Architects**  
**July 2021**