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## **DESIGN & ACCESS STATEMENT**

**REAR EXTENSION**

**51 Minster Road  
London NW2 3SH**

**December 2021**

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## **1.0 INTRODUCTION**

- 1.1 This statement supports the planning application for a rear extension to 51 Minster Road, London NW2 3SH, United Kingdom.
- 1.2 The aim is to provide additional space for a growing family and improve the existing facilities to promote better living and the energy efficiency of the building.
- 1.3 The statement reviews the following:
- Evaluation of the scheme taking into consideration site context and merits of the proposal
  - Planning policy background

## 2.0 SITE & SURROUNDING CONTEXT

- 2.1 The application site ("the Site") is located on the northwest side of Minster Road in a western part of London Borough of Camden. See site location plan, diagram 1 below.
- 2.2 The area surrounding the site is residential and not within a conservation area.



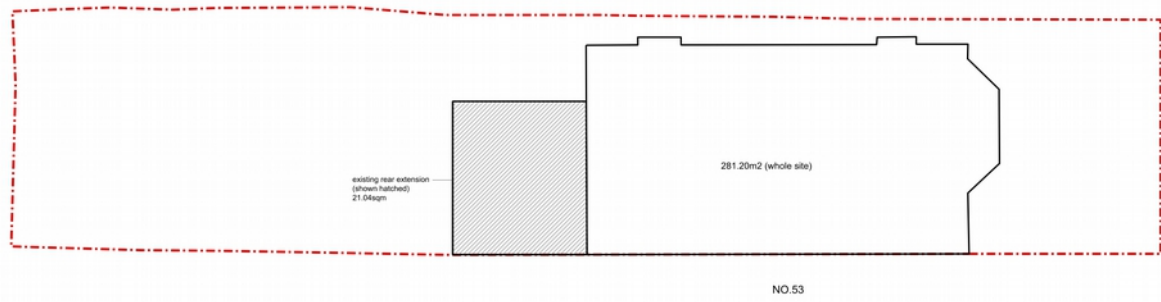
*diagram 1 – site location plan*

- 2.3 The property is a two-storey semi-detached dwelling house adjoining to no. 53 Minster Road, see photo 1, below:

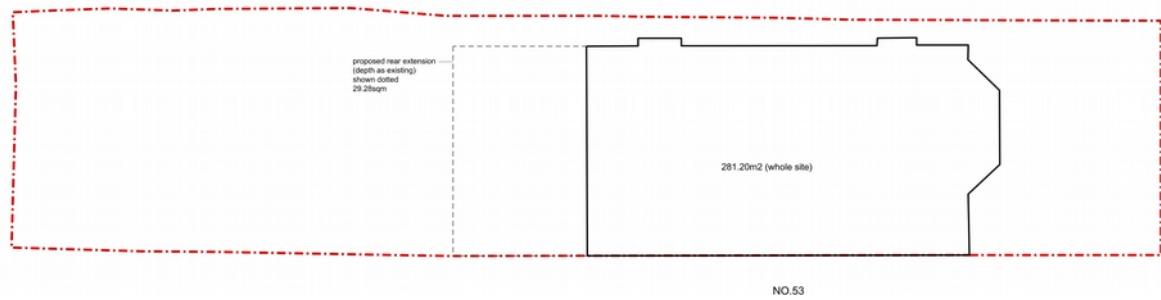


*photo 1 – front facade with immediate site context; viewing from Minster Road*

- 2.4 The dwelling house is surrounded by front and rear gardens within a plot land of approximately 0.069 acres (281.20m<sup>2</sup>). See diagrams 1 & 2 – existing and proposed site plans, see overleaf.
- 2.5 The proposed rear extension entails demolition of the existing kitchen and will encompass the full width of the property from its rear to the line of existing kitchen. This will add approximately 8.24m<sup>2</sup> (gross external area) and 6.04m<sup>2</sup> (gross internal area).



*diagram 1 – existing site plan*



*diagram 2 – proposed site plan*

## **3.0 THE PROPOSALS**

### **3.1 Rear Extension**

The proposed rear extension includes the following (see diagram 4 – proposed plan to the ground level):

1. Existing rear extension to the main house consisted of kitchen and breakfast area, will be demolished (see diagram 3 – existing ground floor plan).
2. The proposed rear extension will encompass the full building width and retain the existing depth (aligned with the line of external face of the existing kitchen). See diagram 4.
3. The proposed kitchen, dining and family areas will be on the same level, providing a better flow between the space as well as better connection to outside space. A small laundry room will be incorporated within the rear extension and entered via the main hallway.
4. A strip of glazed roof directly incorporated in between the rear extension and the main house providing natural lighting into the space (see diagram 10).
5. The external rear wall will consist of 3-panel large aluminium sliding doors (see diagram 8 – proposed rear elevation).
6. The proposed parapet wall to the rear elevation will be approximately 3.55m above ground level. It will be raised slightly at 285mm, from the existing height of 3.265m, see diagram 8.
7. A translucent fixed glazing to the side elevation will be added to provide daylight into the family area due to deep floor plate, see diagram 10.
8. A high-level strip fixed window to the side elevation to provide extra daylight into dining area, see diagram 10.
9. The existing rainwater pipe to the rear facade will be altered slightly to accommodate the proposed rear extension, forming part of the overall rain and foul water strategy. A boxed-gutter, together with hopper and rainwater pipe, will be added to the side elevation discharging to the existing gulley located along the side elevation (see diagram 10).
10. The internal ceiling height to the rear extension to match the existing level at 2.97m to provide a “seamless” continuity of the space throughout, see diagram 12.



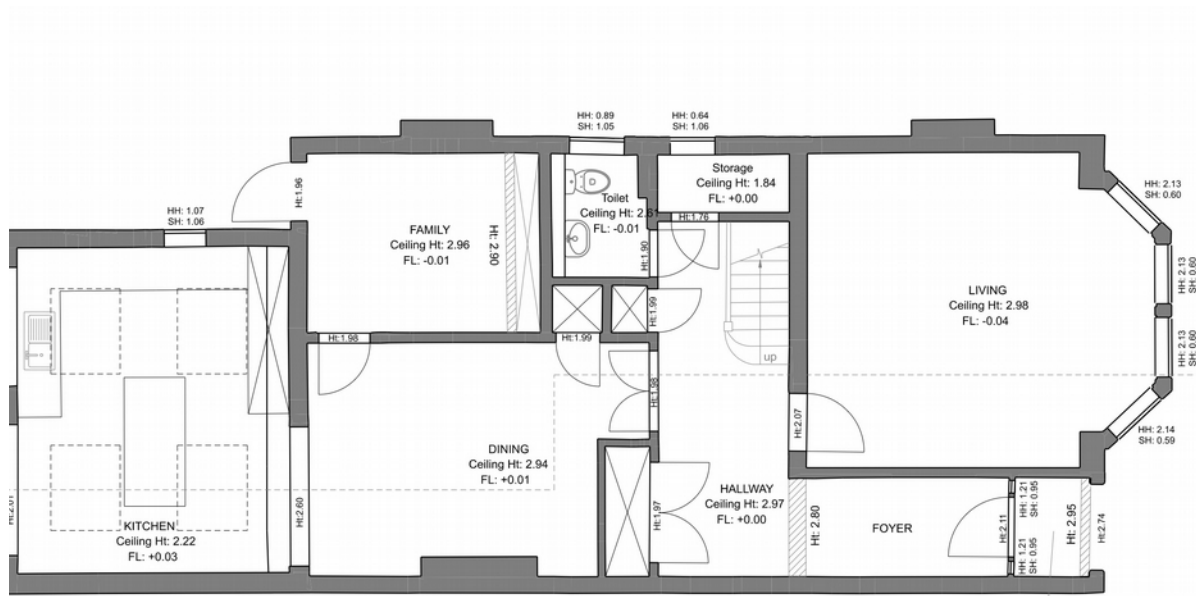


diagram 3 – existing ground floor plan

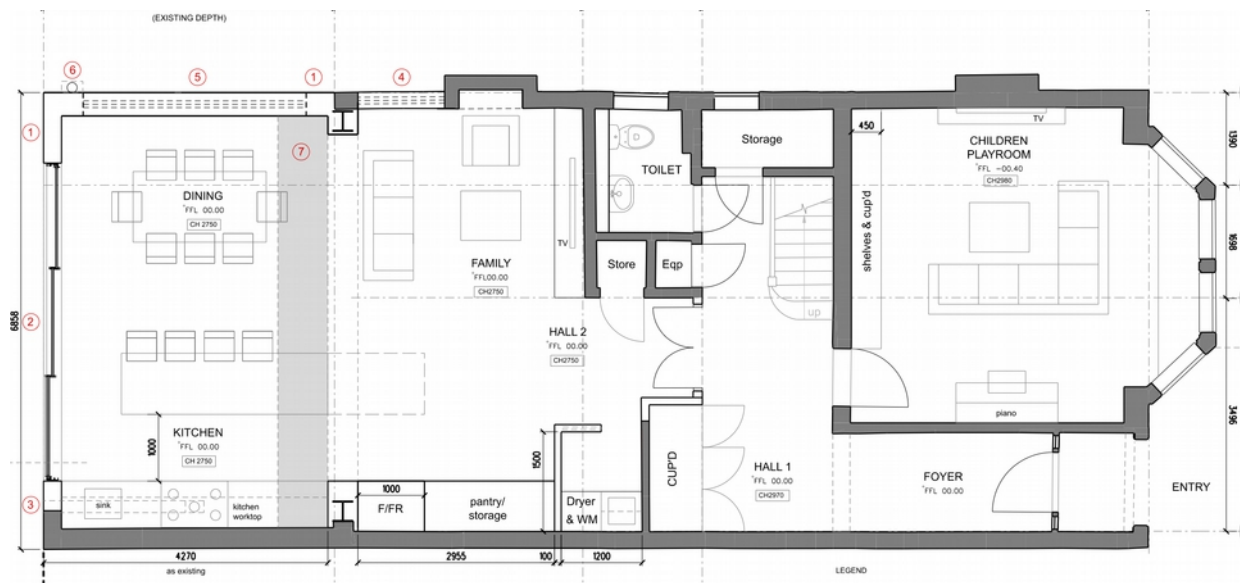


diagram 4 – ground floor rear extension

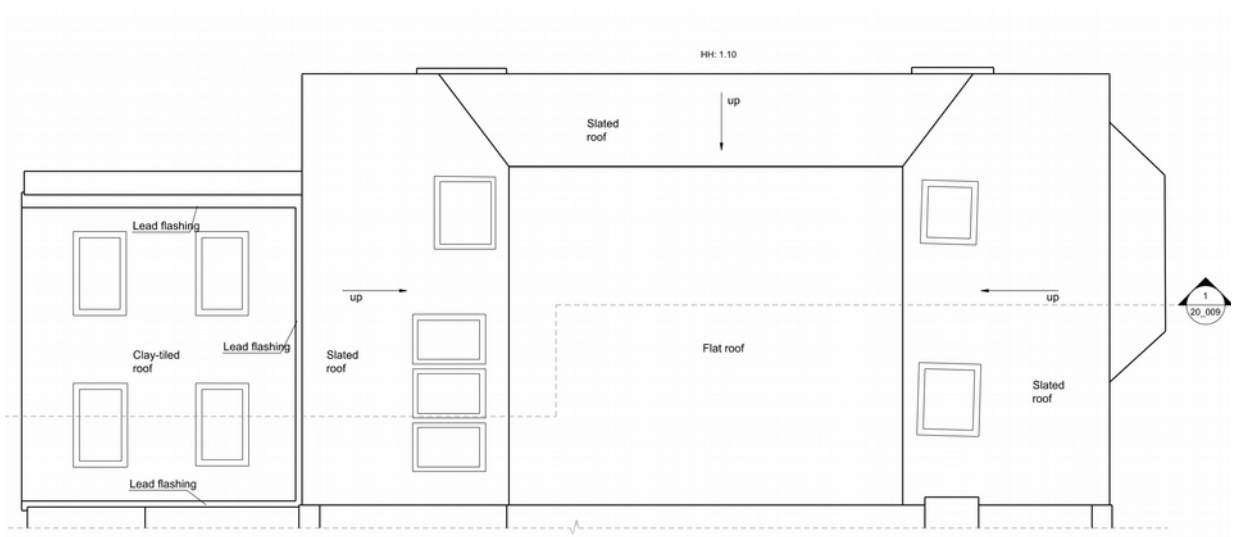


diagram 5 – existing roof plan

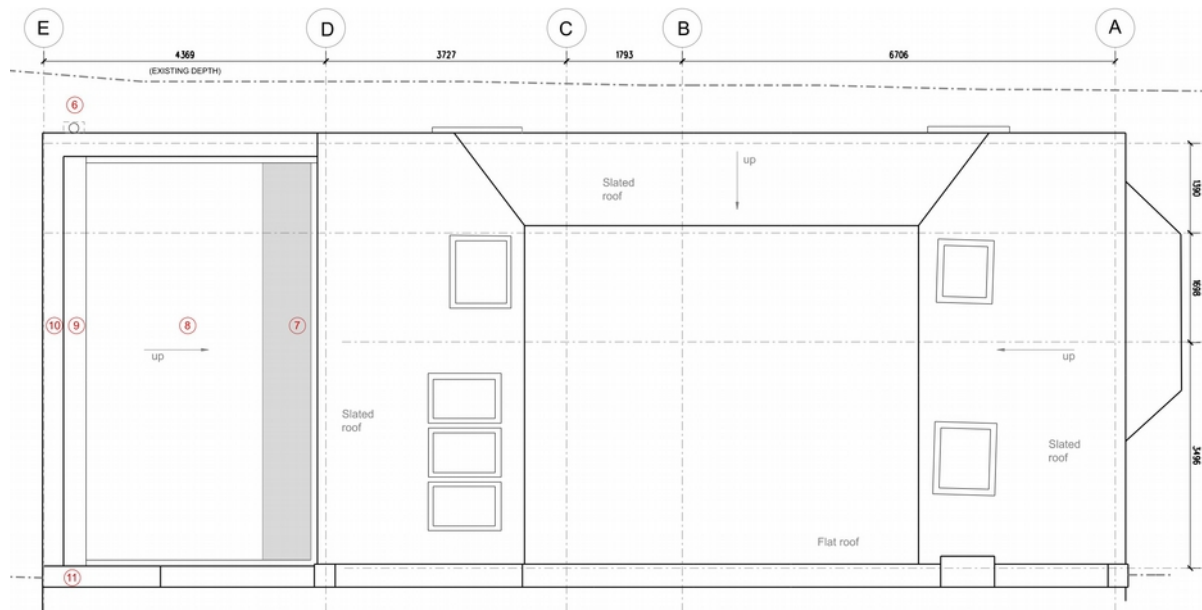


diagram 6 – proposed roof plan

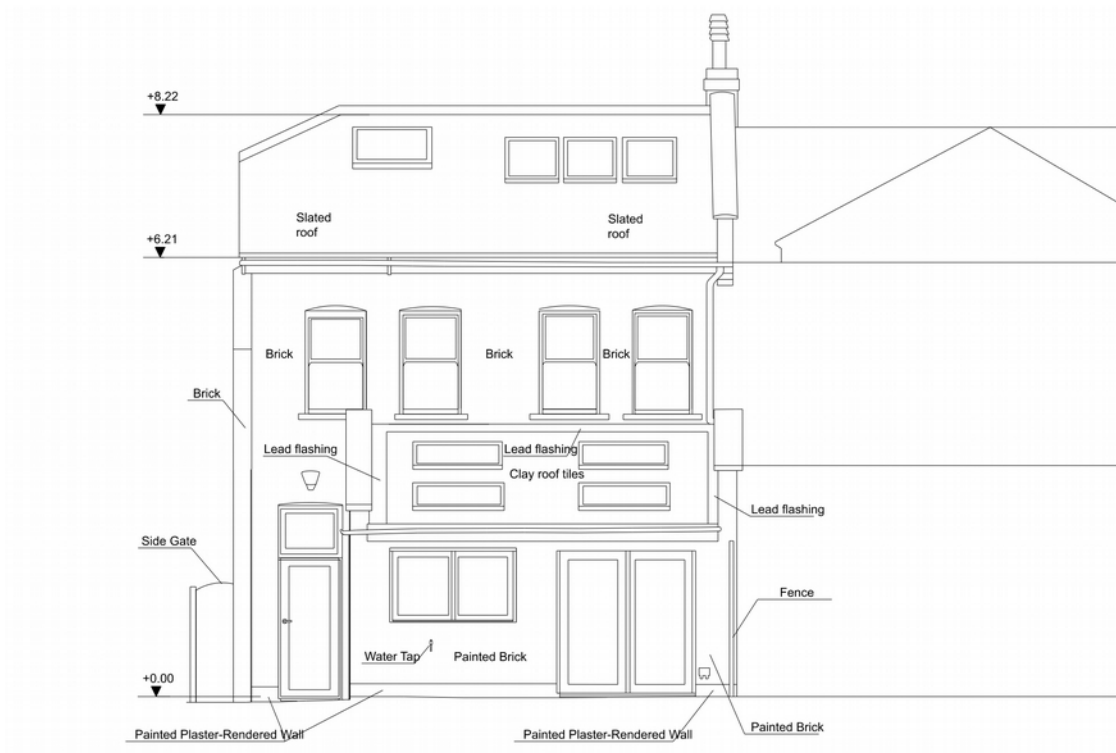


diagram 7 – existing rear elevation

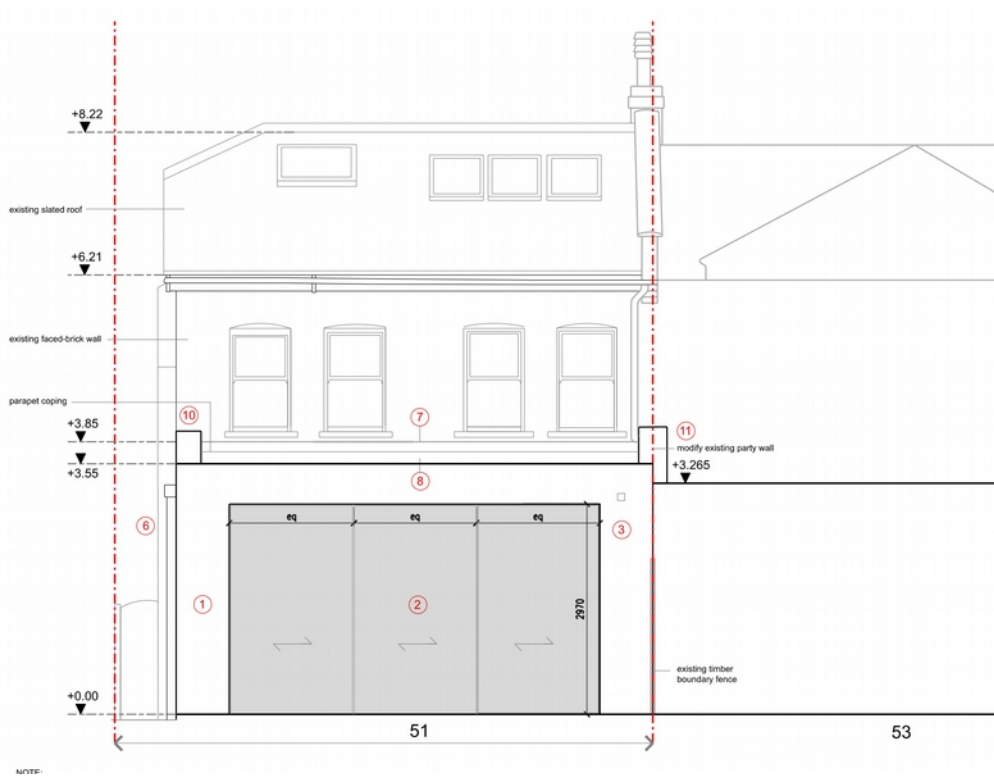


diagram 8 – proposed rear elevation

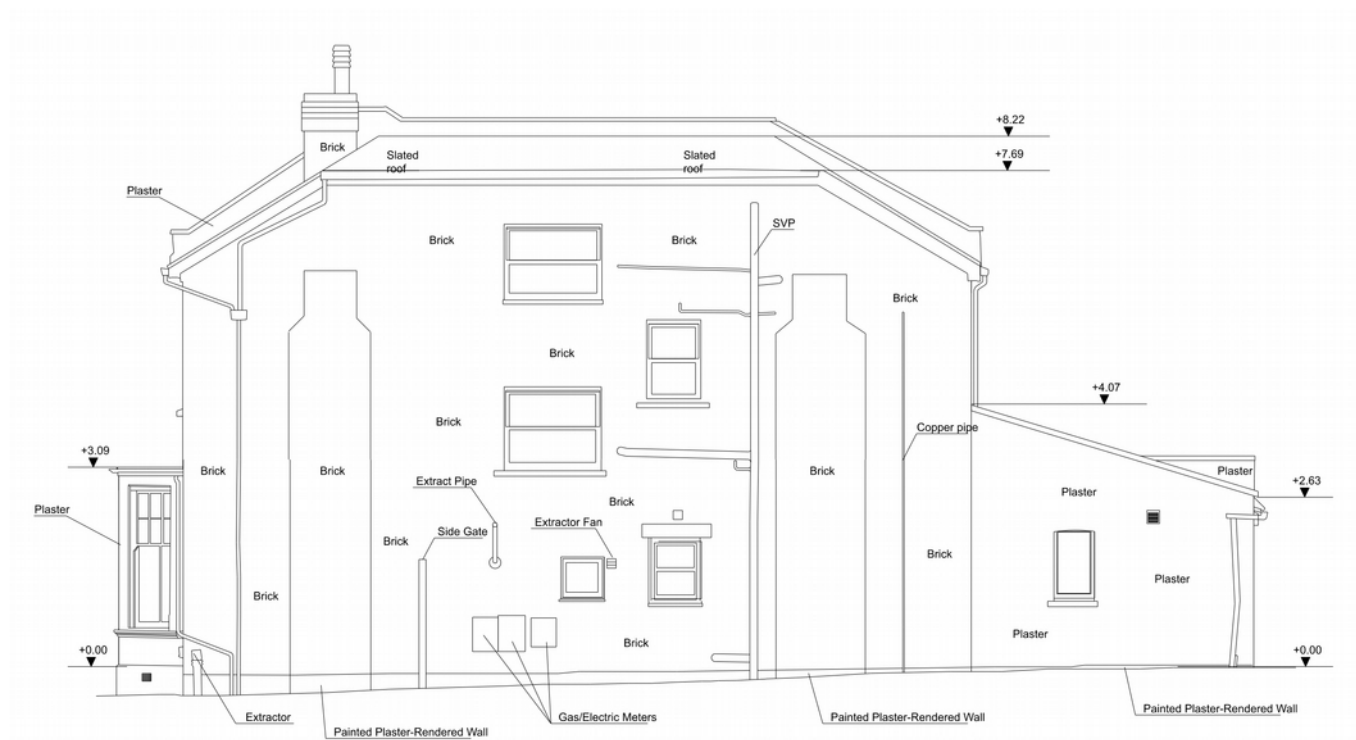


diagram 9 – existing side elevation



diagram 10 - proposed side elevation

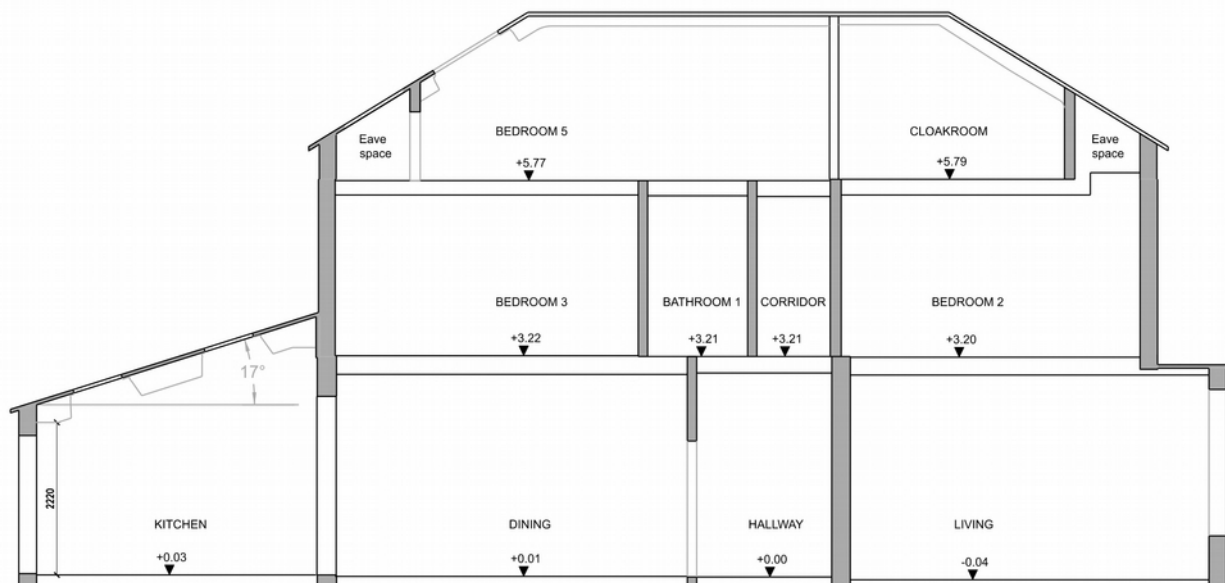


diagram 11 – existing Section A-A

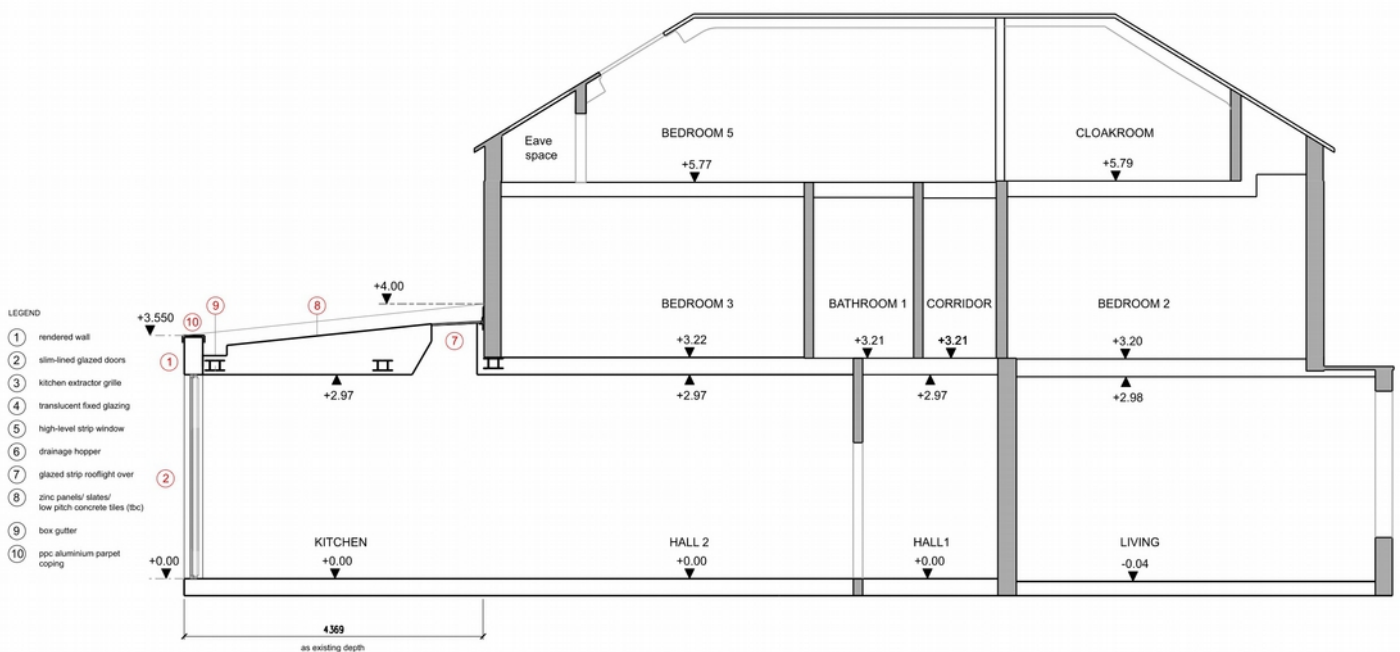


diagram 12 - proposed Section A-A

## **4.0 DESIGN**

### **4.1 Use**

No change of use, the property remains residential.

### **4.2 Scale**

A modest modification to the rear extension. The proposed gross internal areas are approximately 8.24m<sup>2</sup>.

### **4.3 Appearance**

The proposed materials for elevational treatments match those adjoining surrounding properties (see diagrams 8 & 10). Details and fenestrations are sensitive to the existing design.

### **4.4 Access**

Both pedestrian and vehicular access to the property will remain unchanged.

### **4.5 Refuse Facilities**

The refuse provisions are to remain as existing. No change.

### **4.6 Parking**

There is currently on-site parking for the property. The proposal does not increase the need for parking.

### **4.7 Sustainability**

The Applicant aims to improve the sustainability of the property by using double-glazed doors and rooflights, and enhance the existing thermal performance of the building fabric.

## **5.0 RELEVANT PLANNING POLICIES**

This proposal has been carefully considered utilising the following policies and guidance statements to inform the design:

### **5.1 National Planning Policy**

*Paragraph 34*

*“Planning authorities should plan positively for the achievement of high quality and inclusive design for all developments, including individual buildings, public and private spaces and wide area development schemes. Good design should contribute positively to making places better for people.”*

### **5.2 Greater London Authority (GLA)**

*Policy 7.6 – Architecture* relates to the aim that buildings and structures should, amongst other things, be of the highest architectural quality, be of a suitable scale, use appropriate materials, provide high quality indoor and outdoor spaces and do not cause harm to the amenity of surrounding land.

### **5.3 Local Planning Policy**

In relation to the Core Strategy and the Development Policies DPD, the following policies are of relevance:

- CS5 - Managing the Impact and Growth of Development – of particular relevance with regard to this policy is the Council's objective to protect and enhance the environment and heritage
- CS6 - Providing Quality Homes
- CS13 - Tackling climate change through promoting higher environmental standards
- DP24 - Securing High Quality Design
- DP26 - Managing the Impact of Development on Occupiers and Neighbours; and

In relation to supplementary guidance, three documents are considered of relevance to the proposals. Namely:

- CPG1: Design (2: Design excellence; 4: Extensions, alterations and conservatories; 5: Roofs, terraces and balconies)
- CPG2: Housing
- CPG6: Amenity

## **6.0 RELEVANT RECENT LOCAL PLANNING APPLICATIONS**

### **6.1 Rear Extension**

50 Minster Road	Erection of a single storey rear extension to single family dwelling house (refer: 2016/5033/P)
64 Minster Road	Erection of a single storey extension at ground floor level, following the demolition of the existing conservatory and extension all associated with the rear elevation (refer: 2016/2504/P)
57 Minster Road	Erection of a single storey ground floor rear extension (to replace existing), infill central roof extension and side dormer roof extension (refer: 2015/1505/P)
71 Minster Road	Demolition of existing conservatory and erection of single storey rear extension (refer: 2014/3389/P)
52 Minster Road	Proposed single storey rear extension (refer: 2014/1176/P)
72 Minster Road	Erection of single storey side/front extension at ground floor level (refer: 2014/0976/P)



7.1.

**APPENDIX A**  
LIST OF DRAWINGS  
(PLANNING APPLICATION)

<b>Drawing No</b>	<b>Drawing Title</b>	<b>Scale @ A3</b>
1106_00_001_A	Site Location Plan	1:1250
1106_00_100_A	Existing Site Plan	1:100
1106_00_101_A	Proposed Site Plan	1:100
1106_20_001_A	Existing Ground Floor Plan	1:50
1106_20_002_A	Existing First Floor Plan	1:50
1106_20_003_A	Existing Second Floor Plan	1:50
1106_20_004_A	Existing Roof Plan	1:50
1106_20_005_A	Existing Front Elevation	1:50
1106_20_006_A	Existing Side Elevation 1 (adjacent No.49)	1:50
1106_20_007_A	Existing Rear Elevation	1:50
1106_20_008_A	Existing Side Elevation 2 (adjoining No.53)	1:50
1106_20_009_A	Existing Section A-A	1:50
1106_20_101_A	Proposed Ground Floor Plan	1:50
1106_20_102_A	Proposed First Floor Plan	1:50
1106_20_103_A	Proposed Second Floor Plan	1:50
1106_20_104_A	Proposed Roof Plan	1:50
1106_20_106_A	Proposed Side Elevation 1 (adjacent No.49)	1:50
1106_20_107_A	Proposed Rear Elevation	1:50
1106_20_108_A	Proposed Side Elevation 2 (adjoining No.53)	1:50
1106_20_109_A	Proposed Section A-A	1:50