

DESIGN & ACCESS STATEMENT

Planning Application extending an existing rear extension

Address: Lower Ground Floor Garden Flat, 4 Strathray Gardens, London NW3 4NY



KM Architecture

73a Hornsey Lane
Gardens,
London N6 5PA

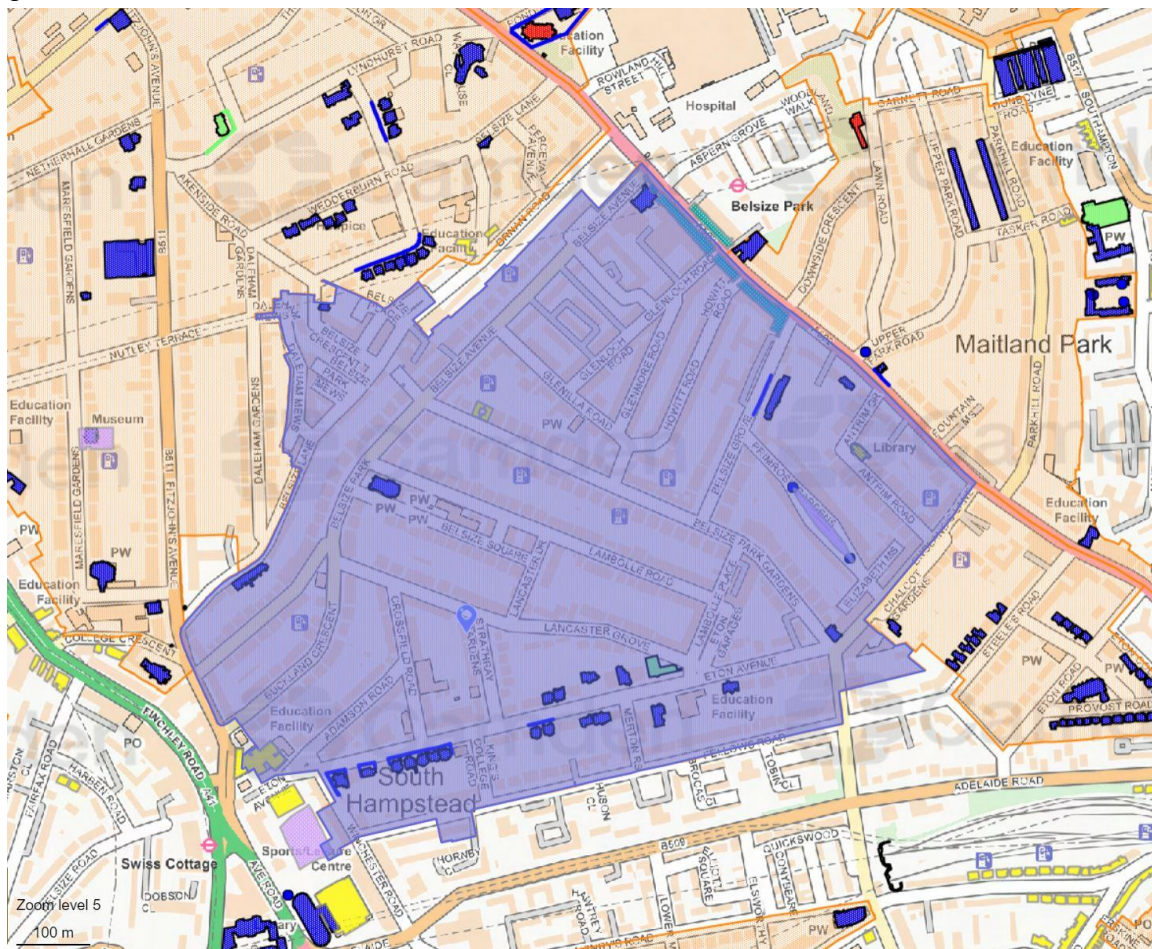
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1. Introduction

It is the intention of this statement to be concise and of proportionate length while covering all relevant matters relating to the proposed development at Lower Ground Floor Garden Flat, 4 Strathray Gardens, London NW3 4NY.

The site is situated on the residential street Strathray Gardens, predominantly surrounded with multi-story semi-detached buildings. Even though most buildings are predominantly residential, there are buildings with educational use (schools) and elderly care homes. Also, the site falls within the 'Belsize Park Conservation Area', designated in 1973. The buildings on this street are typical to the late 19th century, three to four story high with basement (lower ground floor, garden flats), separated mainly into flats/apartments, made out of red brick and Arts & Crafts detailing including intricate and low sweeping roofs, render details and multi-paned windows. Greenery through mature trees and green front at the street and green rear gardens.



Source (Camden Council)

2. Scope of Work

Application for extending the existing rear garden extension to the lower ground floor (garden) flat.

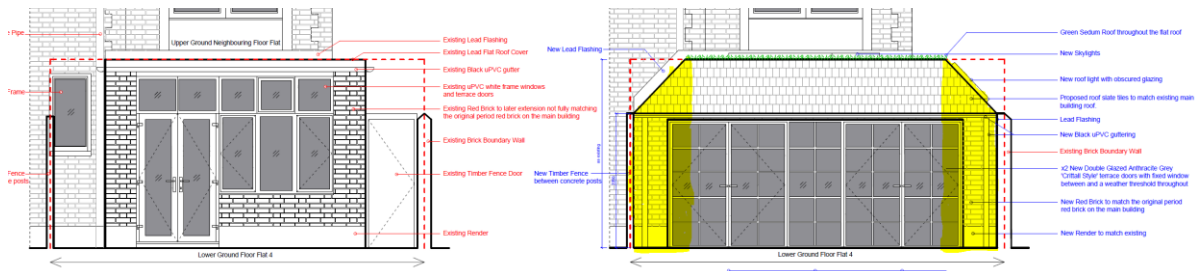
3. Use and Access

This property is to be retained as a residential unit, Class C3 with direct access from the street.

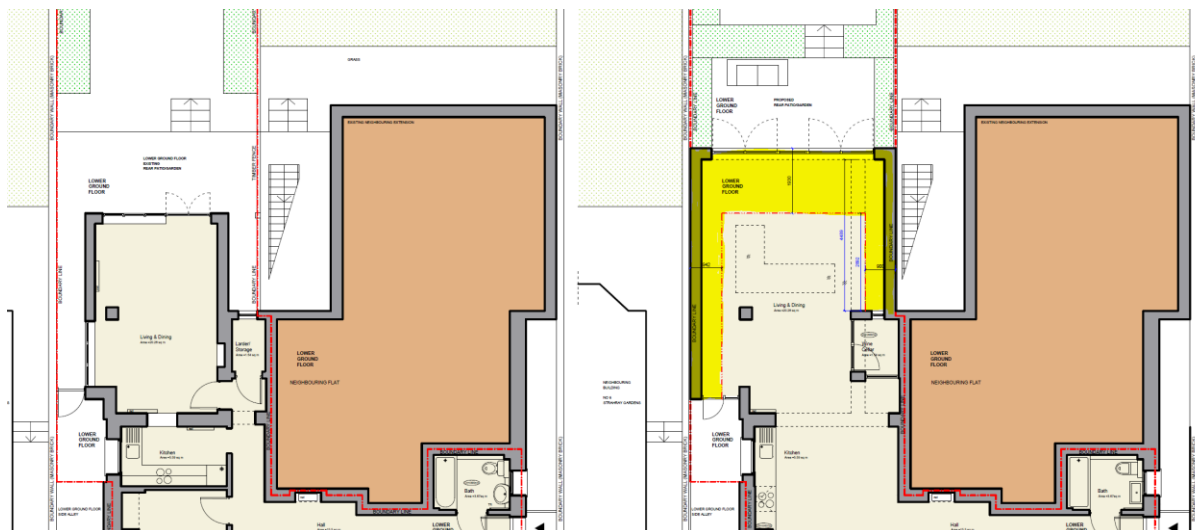
4. Design

Scale

The property currently has an existing single story rear side extension, which is extruding 2.8m from the existing main building, 4.26m in width and is 3.08m in height. Currently it serves as a very small living & dining room with direct access to the garden. The internal maze of separating thick existing loadbearing wall make most areas and rooms very dark, encapsulating and segregating.



The proposed extension to the existing rear garden later non-original extension, is proposing a slight reconfiguration of the internal layout that will create a more bright and well illuminated, open and less segregating living, dining and kitchen area. It extends 1.93m towards the rear garden and 0.9m on both sides up to the boundary fence walls of the existing extension, while keeping the same height. This proposed extension adds new 13.7 sq meters to the original GIA.



The addition is mainly covered by sloping pitched roofs starting from the existing flat roof boundary and sloping down to the boundary fence walls with no more than 2.2 m in height to any of the new surrounding walls. This makes the new extension subordinate to the main building and neighbouring extensions.

Opposite towards the North side, at neighbouring building (No 4) there is already an existing single-story rear extension with pitched to flat/balcony roof, 6.1 m deep from the main building towards the neighbouring garden, this extension also blocks the side alley passage to the front of the building.

The proposed new extension to the property will extend no more than 4.8m from the main building. The rear garden even though with reduced area, it is keeping the same arrangement and with more green area allocated for planting including the proposed green roof throughout the whole flat roof area.

The existing windows and terrace doors are double glazed white uPVC framed windows and terrace doors.

The proposed double glazed anthracite grey aluminum frame crittall style terrace doors, are of much better quality, with better overall U-value and will bring much more light to the inner room and are more suitable in juxtaposition to the existing and neighbouring terrace doors. Towards the front side alley there is a proposed glazed terrace door with fixed side panel which still allows access to this area through the property as per the existing (NOTE: *The LGF Side Alley and utility/storage area* is only accessible from the LGF Flat 4, as it is a full level below the ground and with NO direct access from the street).

Also, there are proposed two skylights, one to the flat roof and one to the side pitched roof towards No 6 to bring more light to the internal living area. The glazing to both skylights will be obscured glazing.

Amenity

The proposed extension will not contribute to the loss of daylight and sunlight towards the surrounding neighbours as the new extension is mainly covered by pitched roofs which slope down low to boundary fence walls and rear garden. The proposed design clearly shows that there is no need for submittal of daylight/sunlight report.

Trees

The proposed addition to the original extension does not affect any existing trees hence not submitting the arboricultural report. Please refer to photographic survey (drawing package).

Appearance (Materials)

Strategy for the proposed materials is to use identical or similar materials to the existing.

1. Red Brick to match existing main building as the current existing extension (non – original later addition) red brick façade sample does not match.
2. Black uPVC guttering as existing.
3. Anthracite grey aluminum frame crittall style terrace doors.
4. Waterproofing Render at the bottom of the rear façade wall to match existing.
5. New grey roof slate tiles are to match the existing main building roof slate tiles.
6. New green flat roof cover throughout the whole roof and new lead flashing where needed flashing to match existing.
7. New paving to the garden to be as or similar to the existing paving.

Green Roof



The sedum green roof proposed would require minimal maintenance. Should additional maintenance be required, the roof can easily be accessed via a ladder.

The modules contain a carefully-selected mixture of flowering sedum varieties, providing year-round greening and also different textures and flowers throughout the summer. The modules are highly portable and simply clip together, meaning they can be installed much faster than roll-out systems without any specialist landscaping or roofing knowledge. The M-Tray®'s unique design means rainwater gets retained far longer and very little maintenance is required through the seasons.

5. Neighbouring Site Survey

Other properties on Strathray Gardens with rear extensions deeper than six meters from the main building.

Properties in line at

No 2,4,10 Strathray Gardens

Please refer to image below (next page) for your reference.



6. Sustainability Approach

The existing baseline energy use of this property will be significantly improved by following the approach 'be lean, be clean, be green' by reducing the total property carbon footprint. The principles set out in the Part L Building Regulations will be followed in accordance with the proposed and existing building elements within the property.