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38 Sunningdale Avenue, London W3 7NS

**Design and Access Statement  
in Support of Planning Application**

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# 1 INTRODUCTION

This Design and Access Statement has been prepared by RVA Services Ltd, who was appointed as agent for the Householder Planning Application relating to a rear extension at 38 Sunningdale Avenue, London W3 7NS.

In its final form it has been reviewed and revised by the applicant Mr. Paolo Baggio, who has commissioned this application for his near property purchase.

This document has to be read in conjunction with all supporting documents:

- Architectural Drawings – as existing and as proposed;
- Planning Application Form.

## 1.1 PURPOSE OF STATEMENT

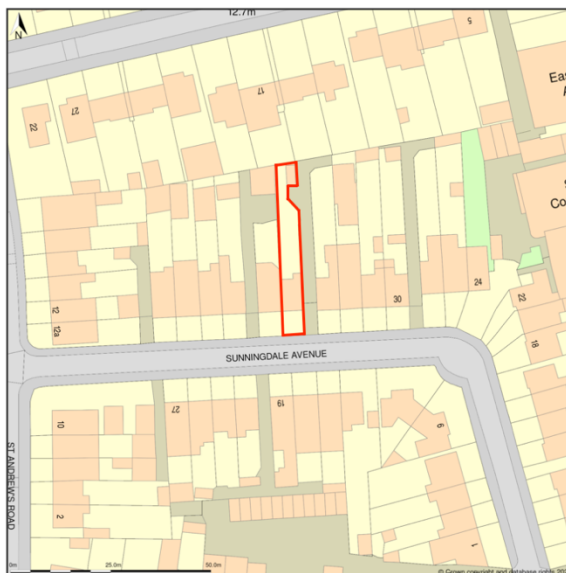
Its aim is to explain the purpose of the proposed works and assess the impact of said works, in order to justify that the proposed works maintain the character of the property and suit the distinct characteristics of the area.

## 1.2 BUILDING'S CHARACTER

The property is not located within a Conservation Area and is not listed.

The building is a two-storeys semi-detached house and is characterised by a rectangular shape footprint with a small rear extension corresponding to the existing kitchen.

The property, like the other houses in the street, has a deep rear garden with a timber fence on each side of the site boundary, which allows for some privacy from neighbouring houses.



Site Location Plan



*Rear view*



*Rear elevation*



*36 Sunningdale Avenue - DRIVEWAY*



*Rear Garden*

## **2 DESIGN**

### **2.1 USE**

The current use of the property is as a residential house (Class C3).

The proposed use of the property is to remain as a residential house (Class C3).

### **2.2 AMOUNT**

The proposal is to extend the rear of the property at ground floor level, in order to create a new generous kitchen / diner area, transforming this currently rather small space into the social heart of the home.

The proposed rear extension is enhanced by large sliding door opening onto the garden and a new glass window.

Alteration is required to the existing soil pipe and rainwater downpipe located on the rear elevation.

### **2.3 LAYOUT**

The extension is 4500 mm width from the existing rear façade and runs up to the boundary line of number 40, creating a new party wall along the boundary with the neighbouring house. The extension is not deeper than 45° in plan as measured from the centre of the nearest ground floor window on the neighbouring property.

The rear extension is designed to reduce any impact on the neighbour's house, in terms of both daylight and sense of enclosure. There are no windows in the proposed new side wall.

In total, the proposed rear extension will be about 21.5 sqm, and it is a single storey underneath a flat roof GRP single ply membrane covering.

### **2.4 SCALE**

The scale of the proposed extension, the dimensions and the relationship of the extension to the original building is appropriate and commensurate with that of the house and similar extensions in the area.

The extension is of a height which accords and is compatible with neighbouring buildings and is subordinate to the principal building.

## 2.5 APPEAREANCE

The appearance of the proposed extension is characterised by updated design solutions, which are of a high standard of design quality, and are of appropriate form, scale and materials.

The materials of the proposed building have been carefully considered and selected to blend with both the existing property and those in the immediately surrounding area. They are of high quality.

The extension will be built in reclaimed London Stock Brick to match the existing building on the side wall facing the 36 Sunningdale Avenue driveaway, rather than the rear elevation designed by render to match existing rear wall.

New sliding door on the rear elevation is a double-panel aluminium white frame to match existing and a new window single panel UPVC white frame to match existing.

Selected glazing is clear toughened glass, solar reflective and self-cleaning.

Both the materials themselves and the way they have been deployed in the design in terms of form and structure mean that the extension is sympathetic with the existing property.

## 2.6 LANDSCAPING

The treatment of the private and public spaces in the proposed scheme aims to enhance and protect the character of the area.

The outdoor space will be only slightly redesigned in order to optimally flow from the new larger ground floor space.

## 3 ACCESS

No changes to the existing front access will be made. This property is an existing private house in single occupation and as such does not have any particular access requirements.

#### **4 STATEMENT OF PROPOSED WORKS**

The proposed works concern exclusively alterations which are intended to improve the usability of the property while preserving the character of the existing building and the owner's asset.

In particular, in this application:

- There is no material change of use in the proposed works;
- The proposed works will not alter the existing orientations, structure and scale.
- There is no change in the access to the property.

The proposed extension will preserve the character and appearance of the existing building and will not result in a significant impact upon levels of amenity enjoyed within neighbouring residential properties.

The layout and scale of the proposed extensions are sympathetic to the original dwelling and are in keeping with the neighbouring buildings. The design and the materials respect the architectural character of the area while also utilising high-quality materials.

The design intent is to improve the interior arrangement, to create a more pleasant home to live in: the larger Kitchen/Dining area will become a generous space, transforming it into the social heart of the home.

The large glazed doors are important to open the house up to garden visually.

There should be no loss of privacy to the neighbours, given there are no windows in the new side wall.

The proposed alterations will not have a harmful effect on the current assets of the building, nor on the character and local distinctiveness of the surrounding area.