



Design and Access Statement

Site Address:

38 Netley Street
London, NW1 3EH

Proposed Work:

Lowering of ground floor and single storey
connection to rear garden room extension
including an accessible bathroom

25 January 2023

Francis Hur Architecture

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1. Introduction

This Design and Access Statement has been prepared by Francis Hur Architecture Ltd on behalf of the Applicant for Camden Planning Office in support of proposed works to the property at 38 Netley Street, London, NW1 3EH.

The property is a single family residence on Netley Street. It consists of 4 floors, with the top floor occupying a mansard roof extension. It is a London stock brick terraced building. Adjoining it to the west at number 37 is a matching brick building, with which it reads as a pair. Adjoining it to the east at number 39 is a more recent and substantially taller 6-storey development

The property is located in the ward of Regents Park. The property is not listed under Historic England nor is it within a conservation area.

The proposed work involves the lowering of the ground floor and single storey connection to rear garden room extension including an accessible bathroom. The current downstairs bathroom is half a meter lower than the existing ground floor and is not suitable for accessible use. Our proposal would seek to improve the flow of the limited ground floor space on one uniform level through better integration with what we feel is a very urban rear garden space in zone 1.

This document should be read in conjunction with the submitted application form and accompanying drawings. We would be very grateful for the Planning Officer dealing with this application to contact us to discuss the proposals before a recommendation is made.

2. Location

Netley Street is a cul-de-sac accessed off of Hampstead Road. The PTAL rating is very high at 6a. It is well served by a plethora of Zone 1 Underground Stations including Warren Street, Euston Square, Euston, Great Portland Street, as well as many bus routes.

The architectural language of Netley Street is made up of a very disparate agglomeration of buildings from various times and various styles; There is no consistent language.

The space of the rear garden is very urban in character. It is heavily overlooked in particular by the 6 storey building to the east. We feel it is not comparable to the larger, greener, quieter, almost-bucolic, rear gardens of other less-urban areas in Camden such as Hampstead, Belsize Park, etc.



Netley Street looking west



Netley Street looking east



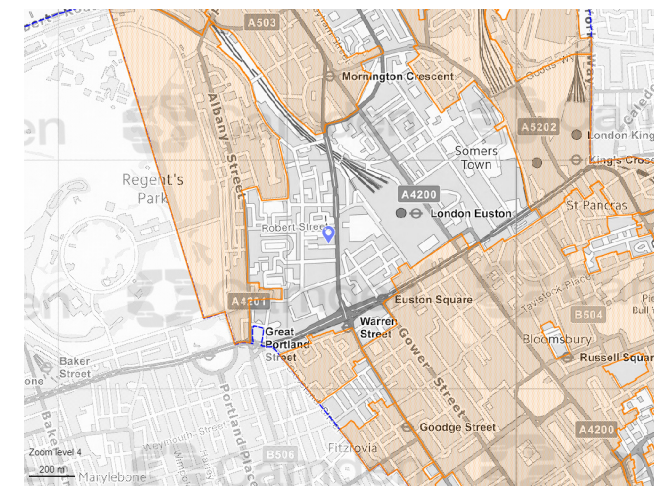
Rear - neighbour from east



Rear - neighbour from southeast



Existing rear extension



The site is not within a conservation area



Existing rear extension looking back at main house



Existing downstairs toilet under stairs



Existing garden building

3. Existing Condition

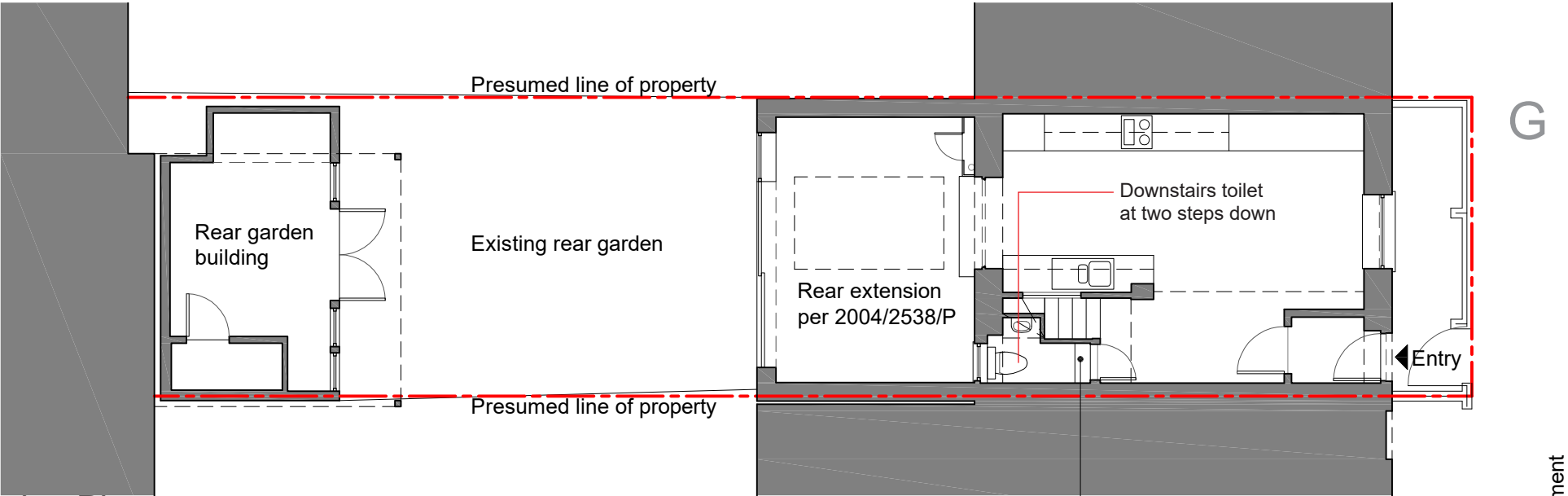
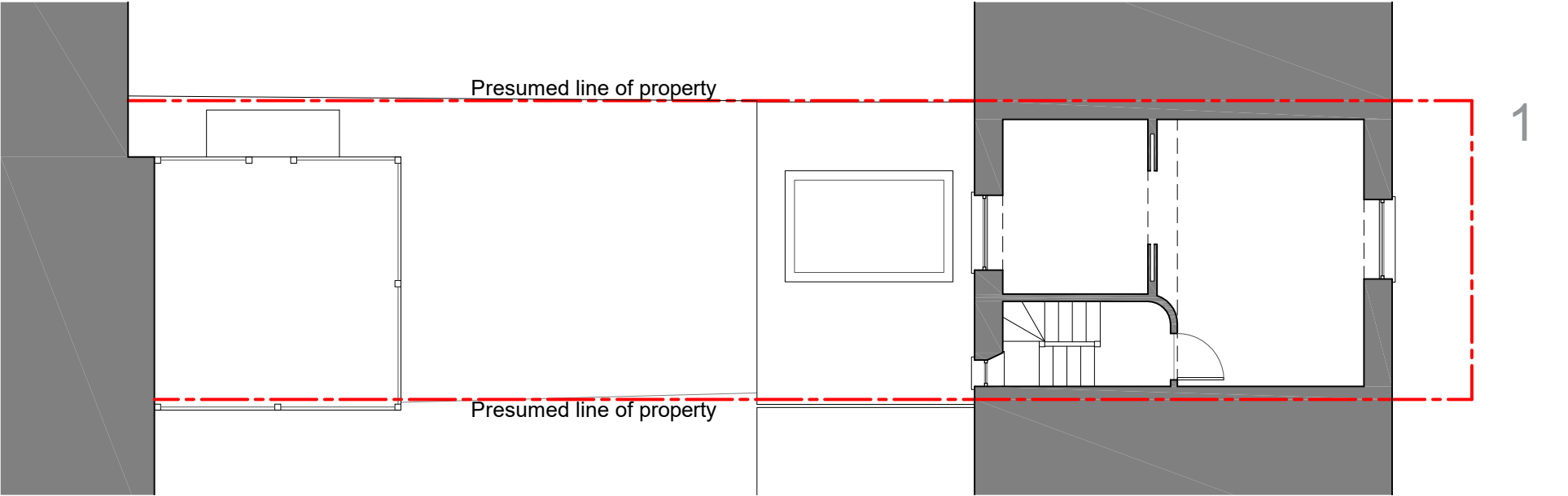
The existing building is an older period property. However, it is not listed under Historic England nor is it in a conservation area. The footprint of the existing original building at approximately 25.6sqm is not large. The existing ceiling height at around 2.24m is also relatively low.

The downstairs toilet is a cramped into the space under the stairs and is two steep steps lower than the surrounding ground floor. It would not comply with current Building Regulations and would not be considered accessible.

A previous planning application 2004/2538/P has added a mansard roof extension and a single storey rear extension. The rear extension is also one step lower than the ground floor level of the main house.

The existing rear garden is approximately 9.7m long. There is an existing garden building at the rear of the garden.

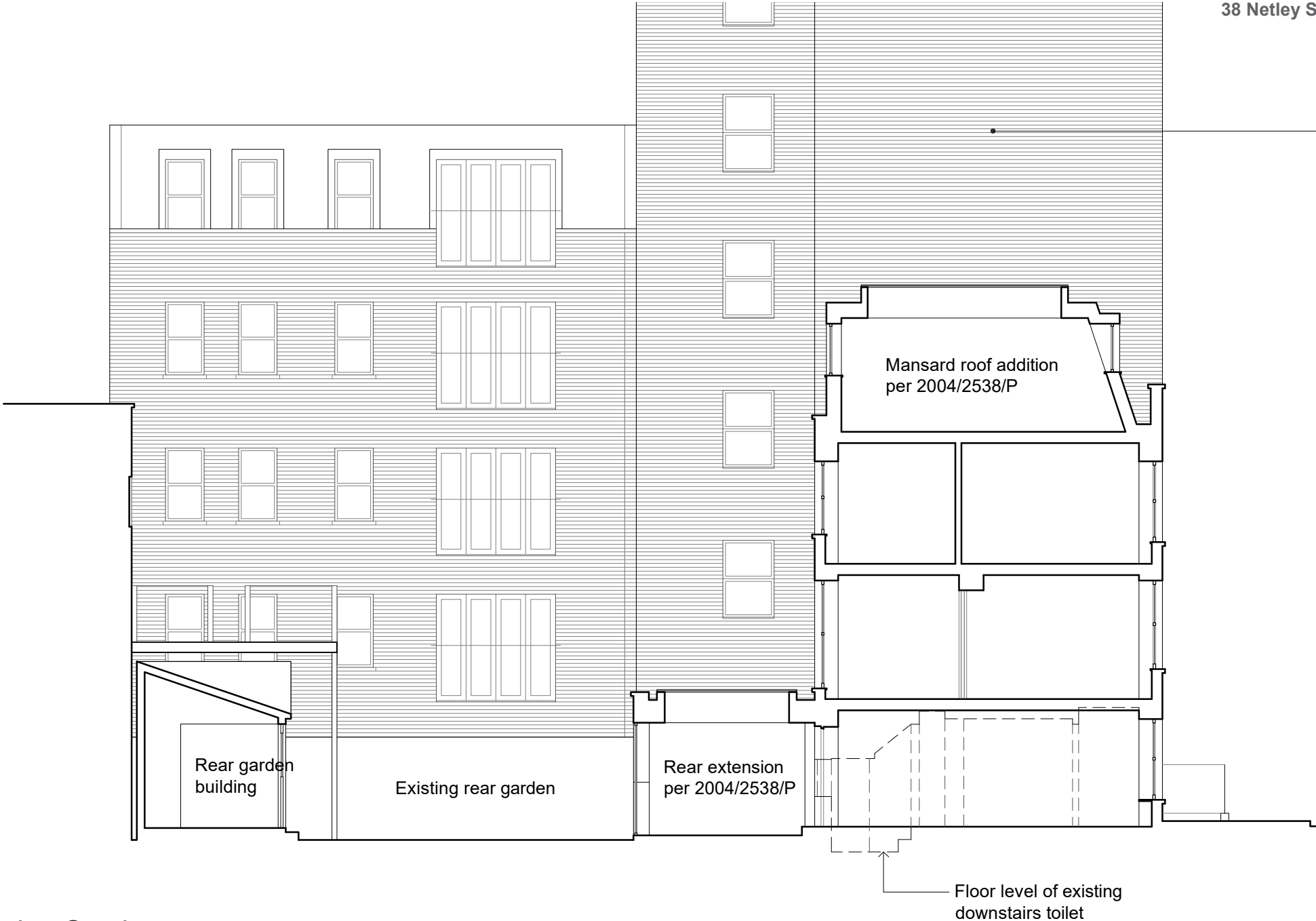
The owners of this house are a family of four who have elderly relatives who frequently stay with them. Their elderly relatives have mobility issues which prevent them from using the downstairs toilet in the main house. The other main bathroom and bath/shower is two stories up on the second floor and is unfeasible for their use. Therefore the owners had to build a wet-room style bathroom into the rear garden building to accommodate their elderly relatives. However, the fact that it is separate from the main building as well as the different floor levels make it less than ideal.



Existing Plans

Scale 1:100





Existing Section

Scale 1:100 5m



Reference images only



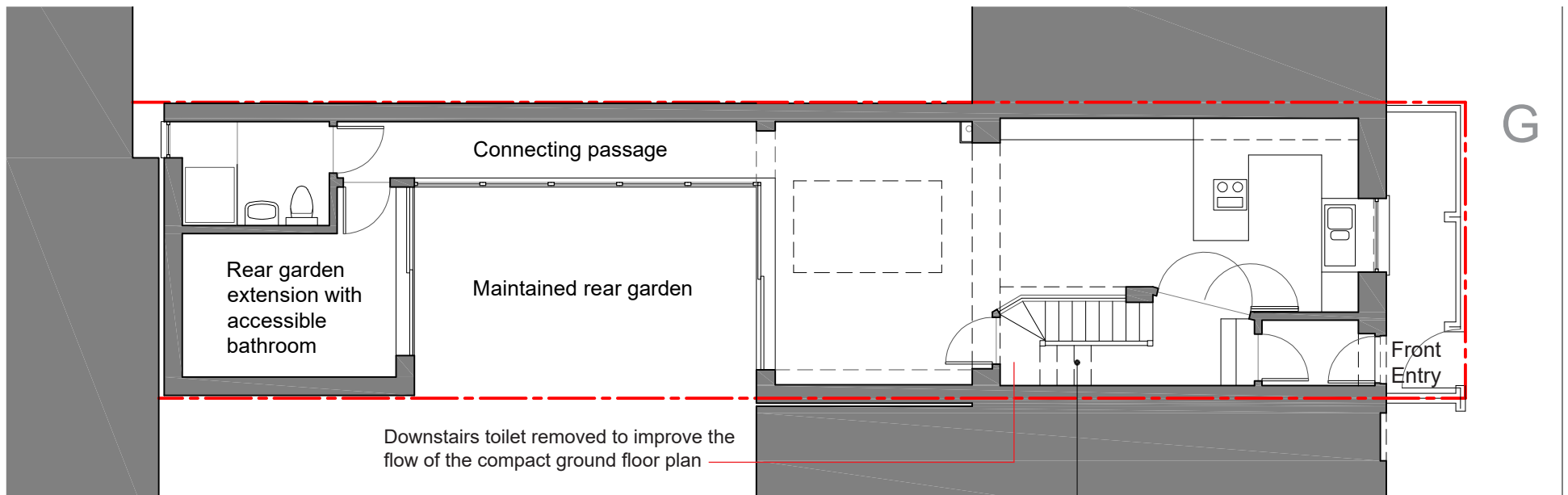
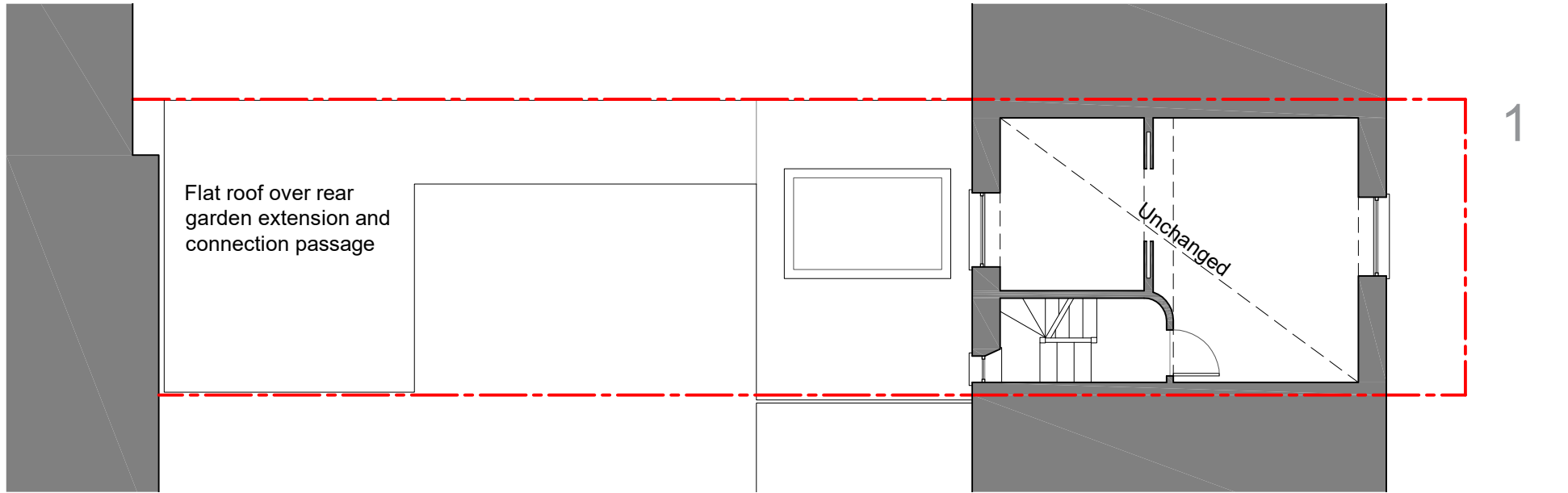
4. Proposal

The proposed work starts by lowering the ground floor of the existing building approximately 400mm lower. The existing cramped downstairs bathroom is removed from its below-the-stair location to open up the floor plan of the ground floor. The existing garden building would be taken down and rebuilt to incorporate a new and properly accessible bathroom. A connecting passageway along the east of the rear garden would join the proposed garden room and its accessible bathroom to the main house. The newly built rear garden room extension and connecting passageway would all be at the same uniform level as the lowered ground floor.

Given the modest size of the existing building footprint and the living functions which it has to accommodate, it is preferred to move the bathroom outside of this zone. This way the bathroom could be made into a proper-sized and accessible space which is Building Regulations compliant and better suited to the needs of their elderly relatives.

The proposed rear garden room extension would be only marginally bigger than the existing garden building. It would provide a similar multi-function benefit as a study or ground floor sleeping room for elderly relatives. The meaningful difference is that it would become embraced into the main house with the connection passage. Due to the lowering of the ground floor level across the site, the connecting passage would also be lower in height and would not impact the amenity of the adjoining neighbours significantly beyond the height of a nominal fence.

None of the proposed work would affect the street-facing front of the property.



Proposed Plans

Scale 1:100

5m





Existing Section

Scale 1:100 5m



5. Access

The existing ground floor is segmented on several levels with downstairs toilet which is cramped and difficult to access.

By bringing the ground floor onto one level the internal space of the ground floor becomes step-free. Relocating the toilet to the rear allows for a more spacious and usable bathroom for those with mobility issues.

Overall, we feel this proposal would result in a substantial improvement on accessibility.

6. Pre-planning Application

We have received very helpful Pre-planning Application advice (2022/2714/PRE) from Camden Planning Office on 23 August 2022. They have summarised as follows:

“The proposed rear extension is considered acceptable by the Council in terms of its massing and design and would likely be supported should a planning application be submitted.”

We would be grateful to receive planning permission for the proposed works and would be happy to discuss the proposals before a recommendation is made.