

DESIGN & ACCESS STATEMENT
49 LADY SOMERSET ROAD, LONDON NW5 1UP



APJT/2016/ December 2020

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View down Lady Somerset Rd from Fortress Rd.



Terrace top of Rd with dormer window to front elevation.



Two terraces North of Highgate Rd with No. 49.

INTRODUCTION

Lady Somerset Road runs East West from Fortress Road to Highgate Road in the North part of Kentish Town, North London. The area was developed as large mainly short rows of terraced family houses in the later part of the 19th and early 20th century on part of a large estate owned by St Johns College Cambridge. The street names are linked to the estate with Lady Margaret Road being named after lady Margaret Beaufort the founder of St John's College, Burghley Road after Lord Burghley and other roads such as Evangelist Road and lady Somerset Road being similarly linked to St John College.

No. 49 is a three storey end of terrace property in a block of two similar terraces of 4 houses located on the South West part of the street close to Highgate Road. The current owner moved into the property owned by her parents in law in the early 1970s with her husband soon after she got married and has remained there ever since. In 1978 an application was granted to divide the property into a ground floor flat and two storey maisonette in conjunction with rebuilding the bay window and flank wall which is assumed was suffering from subsidence. The family continued to live in the property as two flats never formally registering them as separate dwellings or selling either, on. The title therefore remains as a freehold property with a single owner as do the majority of properties in the street.



Ground Floor part refurbished bathroom/ kitchen area.



Ground Floor sitting room.



Maisonette front sitting room.



Maisonette kitchen.

THE EXISTING PROPERTY

In more recent times [REDACTED] work to refurbish the ground floor flat with the intention of living there and letting out the maisonette to provide an income in their retirement. Three years ago, this unfortunately came to an abrupt stop when the owners husband died before completing the work. She has since decided to move and the property is currently under offer to our clients.

The Ground floor is a self-contained flat entered off the main entrance hall, with a bedroom and sitting room in the main property and a rear addition that is partly stripped out ready for the new installation of a bathroom and kitchen.

The maisonette is also accessed from the main hallway through a small lobby and up the stairs to the 1st floor. There is a kitchen and bathroom in the rear addition, a large sitting room and rear bedroom / dining room on the main floor and three bedrooms on the 2nd floor.

The rooms in the maisonette are in a range of conditions as the intention was to move downstairs with the top floor thus having had little maintenance or updating in the recent years.

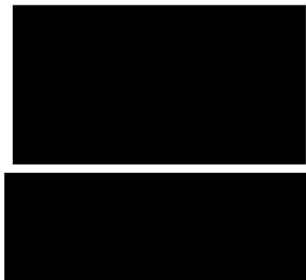
Whilst the property benefits from large sized rooms with tall ceilings throughout it has had little work since the original conversion in the late 1970s and requires modernization, refurbishment and general maintenance in all areas.



Rear View of the terrace on lady Somerset Road with No.49 highlighted

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THE BRIEF:



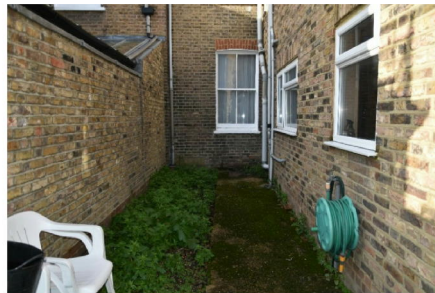
The brief requires:

- A large kitchen with space for a large table.
- A family open plan space
- Views and easy access to the garden
- Sitting room
- A study for working from home
- Further area for working/ studying
- Family bathroom.
- Master bedroom and ensuite
- 3 further bedrooms
- To maintain period features
- Have a modern feel to the new areas.

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View of rear elevation and party wall



Position of new side extension and small light well.



View of garden as existing.

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THE PROPOSALS:

There has been very little intervention or structural change to the property in the 1970's conversion to flats and there are many original features in the main property in particular on the upper floors.

The proposals are to return the property to a four bedroom family house including two rooms for study/ working from home.

The work involves removing the ground floor lobbies currently dividing the flats, reinstating the balustrade up to the first floor and replacing the corner of the main front sitting room to line up with the existing currently hidden cornice.

The blocked up external side door is reinstated to enter into a small lobby for muddy boots and coats with a wc and access to a large kitchen family space extending over to the party wall. A glass picture window frames the view to the garden from the kitchen area.

French doors either end and roof lights in the sloping soffit bring light into the extension sitting area of the open plan space. A small lightwell and further French doors provides light, though ventilation and access to the existing front and rear sitting rooms.

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2nd floor landing



2nd floor small bedroom



Dormer window on Lady Somerset Road



Dormer windows of lady somerset road.



On the 1st floor circulation is improved by increasing the size of the landing and replacing the separate wc with a smaller utility cupboard. The family bathroom is refurbished to include the wc.

The existing maisonette kitchen is stripped out and the room refurbished. The side window is blocked up and storage built in, to provide a study overlooking the garden. The existing front sitting room is refurbished into a master bedroom, dressing room and ensuite bathroom.

On the 2nd floor the small front room is converted into a further bathroom for the upper floors and the front and back bedrooms refurbished including built in storage along the party wall.

On the 2nd floor landing a further flight of stairs are installed up to the loft with a lead lined dormer window in the flank wall to give sufficient headroom over the stairs. The loft is developed to include a further rear dormer window similar to those on other properties in the terrace, a front roof light and storage around the perimeter where headroom is restricted.

All detailing and materials proposed are similar to the existing and surrounding properties.



Entrance to maisonette



1st Floor stairs from entrance



Landing next to existing bathroom.



No49 with side access to garden.

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ACCESS

Current access to both flats is restricted and difficult for a disabled person to negotiate. Removing the 2No separate entrance doors and opening up the hallway will significantly improve access to all areas of the house from the front entrance as will increasing the landing on the 1st floor and providing bathroom facilities on each floor.

At the rear of the property, opening up the side door gives easy access on the same level to the main kitchen family area and garden. The cloakroom area and ground floor wc further improve the situation for visitors disabled and otherwise.

CONCLUSION

The majority of the properties on the street remain as single dwellings unless they are purpose-built blocks of flats. By changing the property's use from two flats, one of which is currently uninhabitable back to a family house the property is returned to its original use and additional accommodation is provided for modern family/ working life. The details and materials proposed reflect those of dormer windows and side extensions in the street on similar properties and therefore the scheme is in keeping with the style and use of the street.



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