



GLA Architecture and Design

Suite T 25 Horsell Road Highbury London N5 1XL T 020 7700 2916 F 020 7700 2933 E g@glaad.co.uk

## DESIGN & ACCESS STATEMENT

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### **Proposed Two & Half Storey Rear Extension & Basement Alterations to Create 3 no. Self-Contained Flats to 67 Bayham Street, London NW1 0AA**

The above Victorian house is situated on the boundary of the Camden Town Conservation Area, which consists of both commercial and residential premises on the busy Bayham Street.

The terraced building consists of a basement with restricted headroom, ground, first and second floors. It was squatted for over a year and recently it has been occupied by the Pillion Trust (Homeless Charity), who cleaned and undertook minor repairs after the squatters severely damaged the house. All Saints Greek Orthodox Cathedral owns this building and it is the only building it relies on to fund the church and its activities. It would like to use one of the proposed flats as a future vicarage, as it does not have a site vicarage. It proposes to rent the flats in order to generate a income..

The proposal is for a two & half storey rear extension, basement extension and alteration work, to create three self contained flats, consisting of a two bedroom maisonette on the basement & ground floor and one bedroom flats on each of the first & second floors.

The bulk of the proposed two and a half storey rear extension is similar to the existing to no.s 71 & 57. There are three storey rear extensions to no.s 73 & 55. The proposed rear extension's length is designed to be in line with no. 65's extension.

The adjoining no. 65's and 69's nearest windows are to the staircase and the extension does not have a detrimental impact of loss of light to its habitable rooms. Create a new low level window to the front elevation to allow light into the Study/Games Room in the basement. The basement to be lowered and the ground floor to be raised to achieve 2.5 metres to the majority of the basement and 2.1 metres in Bedroom 2, which are the acceptable headroom heights. By lowering the basement in Bedroom 2 this allows the above bedrooms to the units to be stepped lower and thus minimising the rear extension's height. The basement's new courtyard will allow natural light to Bedroom 2 via a new window and glazed door. The rear garden will be solely for the maisonette's family use and will have timber decking, railing protection to the basement's courtyard and to be landscaped.

Due to the existing entrance and residential layouts this proposal does not comply with The Lifetime Homes Standard criteria and therefore Part M of the Building regulations.

The proposal includes the following material finishes:-

1. New brickwork to be in Yellow London Stocks.
2. The flat roofs to be finished in grey Evalon-V single ply polymeric membrane.
3. Double glazed patio doors to match windows and painted white.
4. New windows in timber sash double glazed and painted white to match existing.
5. New front door in timber and painted black to match existing.
6. New railings to the basement courtyard to be in mild steel painted black.
7. New pipework and gutters at the rear elevation to be in black UPVc.
8. New smoke/vent rooflight in timber framed & double glazed.
9. Timber decking to be from a sustainable source.

## **Sustainability**

The Yellow London Stock bricks will be from reclaimed bricks from merchants.

Double Glazing – By using Low "E" glass with a minimum of a 20mm gap between each pane, this energy efficient window & door system reduces carbon emissions. The glazings' white painted timber frames to be from sustainable timber. Staircase glazing to be from recycled glass.

Timber decking from Titan Woods Ltd.'s Accoya range, which is manufactured using a non-toxic treatment and uses fast growing timber from sustainable sources. These woods can be safely reused or recycled.

The installation of high specification cavity insulation & the use of low energy light fittings where possible; will be also assist with the energy efficiency of the flats.

## **Transportation**

We have shown cycle storage in the basement and the ground floor for the sole use of the two bedroom maisonette. There's no room for cycle storage to the upper level flats.

The building is located in very close proximity to bus stops on Camden Road and High Street, as well as Camden Town Underground station and Camden Overground station.

## **The London Plan**

The maisonette and the flats meet the London Plan's criteria.