DESIGN AND ACCESS STATEMENT
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35 ARLINGTON ROAD
LONDON NW1 7ES

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Front elevation

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For:
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1.   PURPOSE OF DESIGN

The proposal is to provide access to the existing front lightwell by means of forming a gate in the existing railings, and installing steps down into Basement level. This will enable the vault to be used for the convenient storage of items such as bicycles. In addition, an existing uPVC window at Basement level would be replaced with a new painted timber door suitable for the period of the building.

2.   SITE APPRAISAL AND HISTORIC CONTEXT

The property is located within the Camden Town Conservation area, and forms part of a terrace with historic front lightwells and cast iron railings. The street is largely residential, and a majority of the properties have gates within the existing railings, in matching period detail, and either cast iron or concrete steps down into the lightwells.

3.   BUILDING USE AND ACCESSIBILITY

The existing building is a single-family dwelling house. Currently there is no access into the front lightwell and vault other than climbing out of the front window at Basement level. A new gate, steps and Basement door will greatly increase the flexibility of the use of this space, for example, as a space to easily store bicycles off the street, and then to enter the house.

4.   DESIGN IMPACT

The proposal to form a gate in the railings will have a minimal visual impact, as the gate itself will be as a continuation of the existing railings, and in detail to match the existing. The new steps and door are within the lightwell, beneath pavement and street level, and will have no visual impact on the streetscape.

5.   CONCLUSION

In summary, the proposals are sympathetic to the building's location within the Camden Conservation area, and are in keeping with the neighbouring properties that currently have similar lightwell access arrangements.