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RE: DESIGN AND ACCESS STATEMENT:

Site Location: **The Elms
Fitzroy Park
London
N6 6HS**

Proposal Description: **Proposed extension to existing garage plantroom**

*Please refer to drawings **492/D008F - Plantroom Plans & Axo ; 492/D009F Elevations & Section***

1. Planning Context:

Planning (*PEX0100810/R2*) Consent granted permission for the extension of the villa to the North including the erection of a garage building with an apartment above.

2. Size & Usage:

We propose to increase the area under the Garage Apartment stair from 7.9 m² (GEA) to 13.9m².

The reason for this is two-fold:

Firstly, it will improve the landing area outside the Garage Apartment. The increased landing space will allow for the storage of refuse and recycling as well as providing a ledge for general usage.

Secondly, the area below the stair (which currently houses plant servicing only the garage apartment) will be increased in size to allow the inclusion of Mechanical and Electrical plant for the main house.

This has the advantage of doing away with the need to vent the M&E equipment in the extension (attached to the listed wing) of the main building.

Pipework will instead be run underground to the main house, thereby separating any venting to a more discrete location. The increased plantroom will incorporate a louvred side door and exhaust flues will be positioned on the northern elevation (rear).

3. Layout & Scale:

The extended size of the plantroom remains in keeping with the overall scale of the garage building by turning through 90 degrees (L-shaped plan) and making use of the space under the stair. The finish is to match the existing garage - Sto insulated render with a stippled texture.

4. Landscaping & Access:

Hard landscaping is used on the approach to the Plantroom in order to facilitate servicing of the equipment and minimise disruption to the surrounding vegetation. There are no relevant access issues arising from this proposal.

5. Conclusion:

The comparatively small extension to the Garage Plantroom is sympathetic in scale and appearance to the existing Garage building and negates the running of ventilation ducts through the main house which includes the listed wing.