

OCTOBER 2010

**DESIGN AND ACCESS STATEMENT
FOR PROPOSED WORKS
AT
122 DRUMMOND STREET
LONDON NW1**

1. The property comprises a terraced, four storey building which was constructed approximately 130 years ago. It is presently used as a shop on the ground floor with storage in the basement and the first and second floors are used as residential accommodation.

At the rear left hand corner of the property there is an open area/lightwell.

2. Due to the limited floor area within the shop at ground floor level, it is proposed to extend at the rear of the ground floor into the open lightwell area. At the same time the area will also be infilled at the basement level in order to provide WC and rest room facilities for the users of the shop/basement. It is considered necessary that such extension into the open area should be made in order to make the use of the shop viable and also to provide modern facilities required by Regulations. It is considered that the provision of a flat roof to the lightwell infill will be unobtrusive and in keeping with the general style of the property and its adjacent neighbours,
3. The living accommodation presently provided at the first and second floor levels consists of a living room, kitchen, bedroom and bathroom. The living rooms are very small and there is no adequate area for dining. It is therefore considered that an additional room is required for the residential unit and it is proposed to form a new third floor by the removal of the existing roof structure and the construction of new mansard slopes to the front and rear and the raising up of the party walls with both nos. 122A and 120. The new mansard slopes will be formed and covered with natural slates, with the resultant dormer windows being clad in lead sheeting. The flat crown to the roof will be covered with waterproof felt. The party walls will be raised in stock brickwork to match the existing. It is considered that the provision of the additional storey and dormer windows will not be detrimental to the aesthetics of the existing building nor to the terrace as materials will be sympathetic to those already provided and your attention is also drawn to the provision of additional storeys and dormer windows to nos. 112, 92-94 and 115-119 Drummond Street, photographs of which are attached to this Statement.
4. Access to the shop and storage at ground floor and basement will be the same as that which now exists and level access will be provided at the new front entrance door to the residential unit at ground floor level.