

12th July 2010

F.A.O. Case Officer
Camden Council
Planning Services
Camden Town Hall Extension
Argyle Street
London
WC1H 8EQ

Dear Sir / Madam,

Ground Floor Flat, 31 Gloucester Avenue, Primrose Hill, London NW1 7AU – Design & Access Statement Rev A

The main front façade is of an architectural standard of a time of the Victorian Era. The main front sash window to the ground floor flat will be replaced with a new sash window with slimline double glazing, using the existing timber surround frame. The appearance and proportion of this window will not change; therefore the impact on the street frontage will be unaffected. The existing sash window boast a strong cill and it is a desire to place a cast cill rail, approx 100mm high along the length of the cill, thus allowing the safe placement of some architectural plants onto the cill giving some privacy to the front room from the main road. It is worth noting that several other properties along Gloucester Avenue and Regents Park Road have also replaced their windows with hardwood double glazed windows in keeping with the original windows.

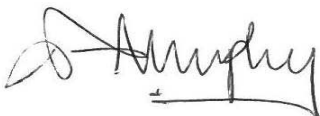
The rear façade of this building is of little architectural merit; it boasts of patchwork of drainage pipes and would welcome some architectural medicine. It is the design intent to replace the existing kitchen window and re-open the original door access. A new white painted hardwood slimline DGU French door will be positioned into the original opening allowing access to communal garden and re-instating an architectural language. A small existing kitchen window which is completely rotten will be upgraded to a white painted hardwood slimline DGU (double glazed unit) window in keeping with the original style.

In order to improve the natural light within the dwelling it seemed a good idea to replace the existing bedroom sash window with a white painted hardwood slimline DGU French door with a Juliet balcony for safety. The vertical architectural language will be enhanced and the overall aesthetics of the building will much be improved. The doors will be inward opening allowing easy cleaning from inside the flat. The overall quality of this internal space will be much improved. It is also the design intent to provide internal timber shutters for the bedroom & front room, thus further enhancing the missing original features of this building.

Finally, it is the desire to block up a very small kitchen window with reclaimed bricks, thus allowing the internal kitchen layout to be designed to its full potential.

If you require any further information please contact me.

Yours sincerely,



Dean Murphy