



ARCHITECT · DESIGNER · ILLUSTRATOR

DESIGN & ACCESS STATEMENT

To Development Control (Planning)
London Borough of Camden
Camden Town Hall
Argyle Street
London WC1H 8ND

Date 1st December 2008

Subject / Reference *129 GLOUCESTER AVENUE LONDON NW1 8LA* *Ref 12908/-NS*

The Site is located on the corner (South – West) of Gloucester Avenue and Fitzroy Road NW1.

Existing Accommodation –

The end of terrace property is arranged on four floors and is owner occupied at lower ground and ground floors. The first and second floors are sub-let on short term leases as bed-sit flats. A common hallway at ground floor and staircase serves the upper levels. The upper and lower levels are separated and provided with fire doors to comply with building regulations.

The lower ground and ground floors were recently (2002) split into two 2 bedroom flats by removal of an interconnecting staircase for temporary family accommodation reasons. The rear garden and lower ground floor is accessed directly via steps and a gateway from Fitzroy Road. The rear of the main house is set back 4.8m from a compact garden area of approximately 25sqm. Between the flank walls of the existing extensions to No 129 and its neighbour No 131 a 2.5m gap is shaded and under utilised. To the south, the rear of the property's garden abuts the flank end of terrace wall to No 2 Fitzroy Road.

| | |
|---------------------|---|
| Site Area | = 87sqm (0.0087 Hectares) |
| Gross External Area | = 257sqm |
| Amenity Front | = 23sqm (excluding lower ground floor area) |
| Amenity Rear | = 37.5sqm (including space between existing extensions) |

Proposal –

The Proposal is to re-instate, by installation of an internal new linking staircase, the ground and lower ground floors together as a 3 bedroom maisonette. With minor internal rearrangement the ground floor will have 3 bedrooms, a bathroom and a wc. The lower ground proposed is laid out for a good size kitchen and flexible living/dining area. The existing wc area is revised to incorporate a shower.

In addition, it is proposed to install a new painted metal stairway down from the front garden into the front area to afford access to the reinstated doorway and new entrance under the front steps. The existing metal handrail is to be retained and modified to suit. The existing doorway at ground level onto the common hallway is retained both as entrance to the upper floors and as an alternative means of escape from the lower ground and ground maisonette.

To utilise the 'void' externally at the rear between the extension flank walls it is proposed to construct a new glazed infill with fold back full height doors giving access to the upgraded garden area. Internally part walls are removed to open up the space and to provide for more borrowed light internally. The glazing pitch is proposed at 30 degrees to give good rain run off and to create mini-drama internally.

To the upper support for the glazing, a full width deck gives access for cleaning and maintenance. The rear room at ground floor level has french doors and balustrade rail (with fanlight over) to give views down into the lower space and towards the garden. The Internal area of the Infil is 12.5sqm. The rear garden area retained and remodelled is 25sqm. The loss of the 'gap' between the extensions will give a better quality of light and space to the lower ground floor now opened up for flexibility and direct access into the garden.

This arrangement has been carried out successfully in several properties nearby – eg No 125, No 127 and No 131 Gloucester Avenue.

Views – Externally

The proposed glazed infil between the extensions of No 129 and its neighbour 131 will not be seen from the street (Fitzroy Road) and the top of gutter line at the rear is set 650mm below the existing boundary wall onto Fitzroy Road.

Refuse –

The front area facing the street will be retained for refuse and recycling – as existing.

Access –

The end of terrace period property is traditionally arranged having steps up to a raised ground floor entrance (Gloucester Avenue), and with lower ground accessed via a gateway (off Fitzroy Road) and existing steps down to a compact rear garden area and the rear entrance to the house. With reversion of the lower ground and ground floors back into a maisonette, the opportunity of re-installing new steps within the existing front area up to the front garden area is proposed.

No specific proposals are made for disabled / wheelchair access, with level access difficult to achieve in this period of part raised property. The garden access gateway to Fitzroy Road is retained.

Landscape –

The existing small feature tree (birch) to the rear garden will be retained. No related construction works are foreseen to damage this tree in its location, therefore a tree report is not considered valid.

The front garden area is to be retained and the rear garden upgraded to suit reconfiguration of levels.

In Summary – This Application is for

1/ Re-instate, by installation of an internal new linking staircase, the ground and lower ground floors together as a 3 bedroom maisonette.

2/ Install a new painted metal stairway down from the front garden into the front area to afford access to the reinstated doorway and new entrance under the front steps.

3/ Construct a new glazed infil at the rear between the existing extension flank walls. Area 12.5sqm

Copies To Mr & Mrs De Lotz