



A. D. A. ARCHITECTURE

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12/09/07

LONDON BOROUGH OF CAMDEN
DEVELOPMENT CONTROL
CAMDEN TOWN HALL
ARGYLE STREET ENTERANCE
EUSTON ROAD,
LONDON
WC1H 8ND

Application site: 235, FORDWYCH ROAD

Design and Access Statement

The current application has been designed with respect to the size, layout and materials used so that it keeps with the architectural interest of the building and the existing street seen.

Context:

Due to the demand of affordable properties, and their decreasing numbers, we are proposing the current conversion of a single-family dwelling house into three self-contained units.

Amount of development:

The conversion of the property into three self-contained units is designed to provide a large family unit on the ground floor, consisting of three bedrooms, and 2 bathrooms, and has direct access to the garden.

The second unit on the first floor level is also a large family unit, consisting of three bedrooms and a bathroom. Access to the garden is provided from the side of the property.

The third unit has its entrance on the loft floor level where the kitchen-dinner is situated, followed by the lounge, study, one bedroom and bathroom on the loft-converted area.

All habitable rooms are well ventilated and have natural lighting with average to large windows. The design is providing comfortable room sizes, and the arrangement of bedrooms and lounges are in a staking order in order to avoid any sound transfer.

The maintenance of the existing skin of the building has been kept in its original shape and form in the front elevation, with the only interference of the rear extension, which could be an ordinary extension to a single-family house.

The entrance is kept as original where the access to the other two units is kept concealed from public view.

Due to the minimal interference of the current character of the property, and the considerate design we believe that we are addressing the good connections with the neighbourhood.

Scale:

The amount of extension of the current application is a single-storey rear, for which the unitary development guidelines have been followed and respected and we therefore believe that is sustainable.

Landscaping:

Landscaping the front of the property would remain as it is with the street seen and provide refuge storage space. The maintenance of which would be the responsibility of all three householders. There is access to the rear garden, by a side path independent of the ground floor, and it is communal for the two other units.

The ground floor family size unit has direct access to the garden providing privacy and security.

Appearance:

The maintenance of the existing skin of the building has been kept in its original shape and form in the front elevation, with single storey rear extension, which could be an ordinary extension to a single-family house.

The entrance is kept as original where the access to the other two units is kept concealed from public view.

Due to the minimal interference of the current character of the property, and the considerate design we believe that we are addressing the good connections with the neighbourhood.

Site access:

The layout of the proposal is incorporating the original access from the existing access and with independent accessibility, allowing pedestrian access and refuge storage space.

Levels:

There is no application of different levels in this proposal.

Circulation:

The circulation of this proposal is consisting of a common entrance from where the existing staircase is going to the first floor level for access to unit 2&3 followed by the stairs to the loft, which is none communal, and vertically above the other staircase.

Escape:

Ground floor unit has direct escape routes from garden area and main entrance.

First floor units have escape routes from main stairs and entrance, with provision of fire escape windows at front elevation. Loft floor has got fire escape from main stairway as well as from the fire escape window provided front side of the roof.

I hope the Design and Access Statement enclosed is sufficient for the progress of the application. Thank you for your assistance with this matter.

Yours sincerely



Alexandra Lamboura

