

DESIGN & ACCESS STATEMENT

Lower Ground Floor Flat
1 Modbury Gardens
London NW5 3QE
August 2007



smith lance larcade & bechtol
Architects Ltd London

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Architects Ltd	London
4-8 Canfield Gardens	NW6 3BS
Tel: 020 7372 2888	Fax: 020 7372 6333

Introduction:

This application is for the refurbishment and reinstatement of this existing lower ground floor flat. The building is currently divided in two, with a large flat occupying the top two floors of the building and the application site which has stood uninhabited for many decades.

Given the property has stood empty for so many years there is no separate listing for the flat which this application seeks to rectify. The flat has always had its own independent front access door plus front and rear windows. It is understood that due to damp issues it was left in its vacant state until it was recently sold.



Use:

The current use of the building is as two flat although as mentioned above the application site is no longer listed as a flat due to having been left vacant for so long.

Our application seeks to reinstate this flat in a small one-bedroom layout. This arrangement has been undertaken at other addresses in the same street where the buildings match this property.

Amount:

This application does not involve an increase in the external envelope of the building. In the front area an existing small sunken light-well is extended to create a small sunken patio area. This is in line with other properties on the street. This will have no visual impact on the external appearance of the building from the street.

The proposed area of the flat remains unchanged at 32.5 m². This is just within the limit of Camden's policy for one bedroom (one person) flats but given the layout achieved the flat would function perfectly adequately as the proposed furniture layout demonstrates.



Photograph of similar property on the same street:

Layout/ Access:

The access to the flat has remains unchanged, this is via the existing flight of stairs at the front of the property to the entrance door underneath the stairs to the top flat. As the building is an existing property and there is not enough space for a disabled entrance ramp is not possible to alter the access to the flat.

The layout of the flat remains substantially the same as the previous layout with the sole removal of a corridor to make best use of the space. The rear bedroom has a window that looks directly onto the rear court yard of the flat above. This situation while not ideal, remains unchanged and given the window is so low on the rear elevation little to no overlooking will result.

Appearance:

There will be very little change to the outside of the property apart from the extended sunken patio area.



Photograph of existing rear window:

Conclusion:

We believe that the refurbishment of the flat as proposed to be a scheme sympathetic to both the building and local needs which will make full use of this vacant dwelling.

We therefore hope that this application meets with your approval and that planning consent will be forthcoming.