



DAVID RESNICK ASSOCIATES

DESIGN & ACCESS STATEMENT

Address: 175 Gloucester Avenue – London NW1 8LA

Proposal: 2 storey glazed extension to rear, alteration to front entrance steps and insertion of new door to basement front.

Design: The requirements were specified by the client and this has dictated design.
Rear Elevation 2 Storey Glazed Extension

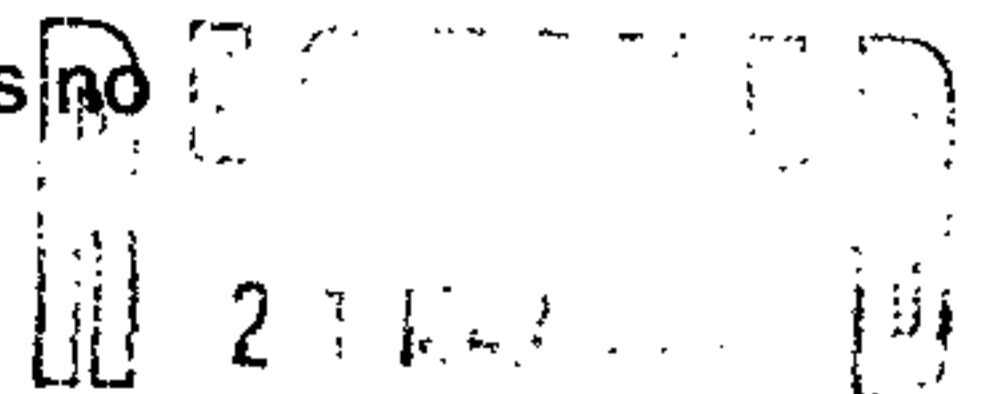
- The client family spend the majority of their time in the basement area, where they have their family room with TV to the front of the property and kitchen to the rear.
- They also like spend a great deal of time in their rear garden, but the weather largely dictates the amount of use they get from it
- The design requirement is for a new family space to the rear of the kitchen leading directly onto the garden, with large doors opening out into the garden providing an indoor/outdoor ambience.
- The proposed design addresses all of the above requirements.
 - The extension is to be constructed using argon filled sealed double glazed units fitted together using proprietary structural glazing elements to provide a glazing system of frameless design.
 - The double storey height will provide the feeling of open space and the frameless glass doors to the rear will be able to be fully opened providing 80% clear opening onto the rear garden, which together with the proposed new floor finishes in the basement running seamlessly into the garden patio area, address the indoor/outdoor requirement.
 - The proposed works address all client requirements, and will improve access from the house to the garden.
 - The proposal is very similar to that granted by the council in respect of a double storey glazed rear extension at No. 87 Gloucester Avenue under ref: 2005/3715/P

Use: The primary use of the new rear area as advised by the client is for casual family dining.

Front Entrance Steps

- The front steps are stone and appear to be original. They are cracked and worn and present a trip and slip hazard.
- The proposal is to replace the steps with new Portland Stone steps to match the existing in style and dimension, but with an anti slip strip inserted to minimise slip hazard. Trip hazard would be addressed by providing equal rises.
 - The proposed works address all client issues and has no detrimental effect on design or access.

Use: As existing.



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Replacement of Basement Front Window with New Entrance door.

- The client family are keen cyclists and store their bicycles in the basement front room.
- The current access door into the basement is difficult to negotiate requiring a sharp turn from the basement exterior door into the adjacent internal room door, with resulting damage to bicycles and fabric of building.
- The requirement is to provide a more straightforward and direct means of access into the basement front room.

Use: To provide a more usable access from the external front of the property to the basement front room.

- End of Statement -

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