

DESIGN AND ACCESS STATEMENT

DESIGN

1. Description

This is a three-storey plus loft end-of-terrace building – originally a single-family house and converted many years ago to three self-contained flats all accessed from the common parts hall (and staircase) – as shown on the attached drawings 962/AP1/S01 and S02.

The ground floor flat – Flat 1 – currently comprises living-room, kitchen, single-bedroom, double bedroom, and bathroom – and includes the side path and rear garden. The double bedroom and bathroom are contained within a single-storey rear extension.

The first floor flat – Flat 2 – currently comprises living-room, kitchen, double bedroom, and bathroom – and has no outdoor private space.

The second floor/loft flat – Flat 3 – currently comprises living-room, kitchen, guest wc, two double bedrooms, and bathroom – has only a small outdoor deck.

The building to the north – No 34 Lady Margaret Road – has also been converted to three flats. There is a rear single-storey rear extension on the boundary with No 32 – and this extension has itself been extended further east into the garden of No 34. There is a three-storey steel spiral staircase projecting east from the main rear elevation, which itself projects 1.5m east from the line of the No 32 main rear elevation.

The building to the south – No 30 Lady Margaret Road – has also been converted to three flats, with a steel balcony and external staircase at first floor level on the rear elevation.

Whereas the street elevation of No 32 has decorative elements, the rear elevation, although somewhat altered from the original, has plain stock brickwork, painted sash windows with flat brick arches, and slated sloping roofs.

The street elevations in this part of Lady Margaret Road – not in the Kentish Town Conservation Area – have retained most of their original unity, but the rear elevations have been altered and extended to a greater or lesser extent all the way down the terrace.

2. Proposed scheme

The proposal is to demolish the existing ground floor rear extension, and extend the rear elevation – mainly at ground level with a smaller extension at first floor level – as shown on the attached drawings 962/AP2/01 and AP2/02.

This will improve and extend the flats, and give the two upper flats small terraces.

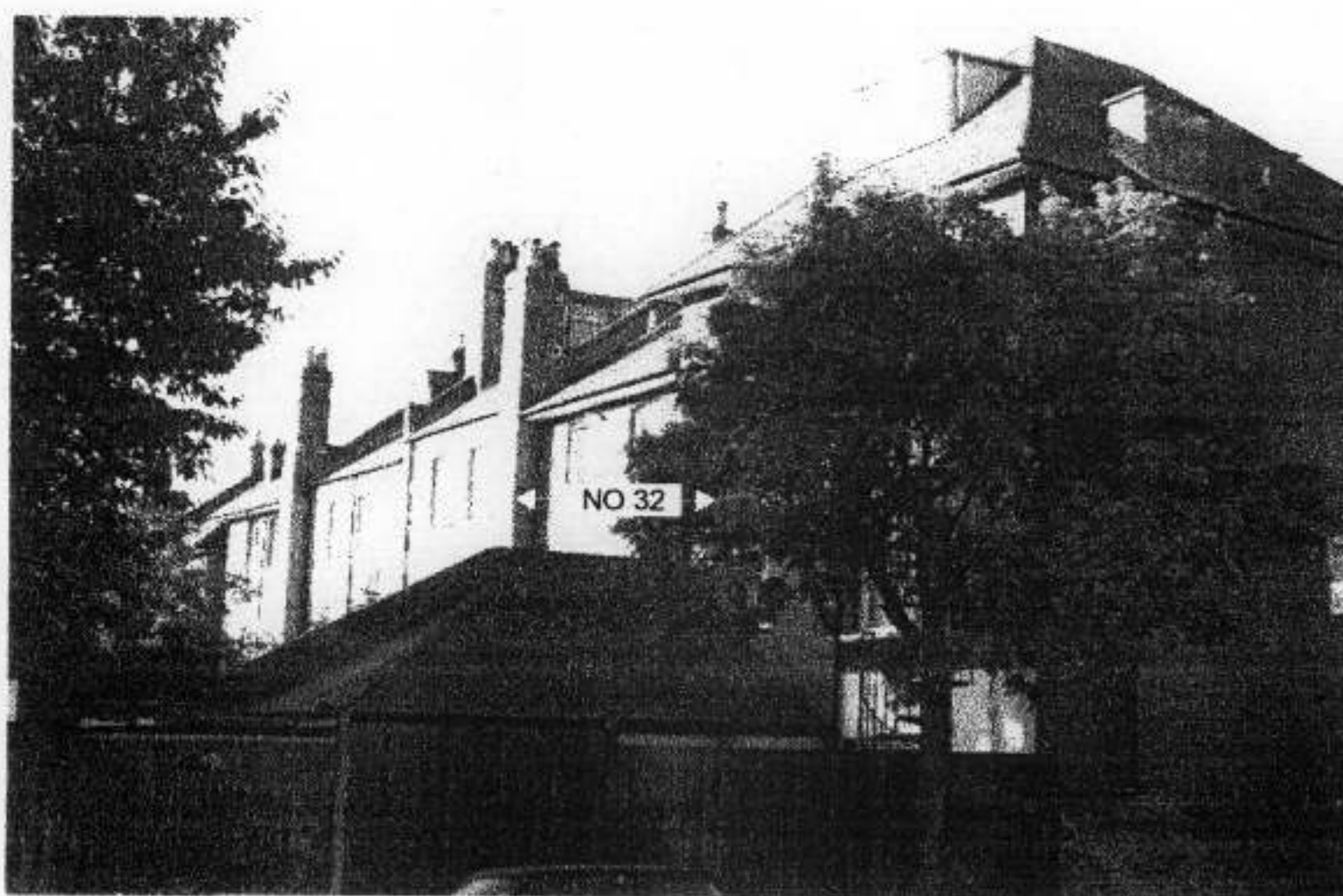
The ground floor flat – Flat 1 – will have a larger kitchen (with room for a dining table), and two larger bedrooms, and an improved bathroom, and will retain sole use of the rear garden.

The first floor flat – Flat 2 – will have an additional bedroom, and a small terrace set away from the No 30 boundary, and remote from the No 34 rear garden because the No 34 single-storey rear extension acts as a privacy screen.

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FRONT ELEVATION - FROM NORTH-WEST



REAR ELEVATION - FROM NORTH-WEST (COUNTESS ROAD)

32 LADY MARGARET ROAD
LONDON NW5

December 2006

962 - AP - PHOTOGRAPHS

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The second floor/loft flat – Flat 3 – will have a small terrace – as for the first floor flat, set away from the No 30 boundary, and remote from the No 34 rear garden.

Both of the terraces are set back from the east parapet, to provide privacy to the terrace/garden on the floor below.

The extended rear elevation will use the same materials as existing, with plain stock brickwork, painted sash windows with flat brick arches, and metalwork balustrades for the two terraces with stone parapet copings,

ACCESS

1. Access arrangements remain as existing.



Street elevations – from north-west



Rear (east) elevations – from north-east – Countess Road.

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