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18/22 INVERNESS STREET, LONDON, NW1 7HJ

DESIGN AND ACCESS STATEMENT

The property at no. 18/22 Inverness Street was constructed in the 1950's/1960's and is generally of stock facing brick and flat roof. It lays within a row of buildings built in mid Victorian times all of which have had various extensions at the rear since construction. The building comprises of 4 storeys of various usage. The basement being a club and bar with separate staircase access from the street as well as the ground floor. The ground floor is a restaurant with a staircase to basement toilets. The first and second floors comprise a flat and bed-sit per floor and are accessed by a staircase at the left hand end of the property. There are no lifts.

The proposed work comprises an extension to the rear of the property at first and second floor levels to change the existing bed-sits to flats. An additional floor of a penthouse is proposed, constructed of light weight structure and full width full height raked glazing. It is set back from the front elevation sufficiently to be virtually hidden behind the existing parapets of the building, refer to drawing 1889/19. Access to this floor is by extending the existing flight of access stairs up an additional storey. It is not intended to construct a lift as there is insufficient space within the existing vertical access enclosure. It is not possible to construct a lift elsewhere.

At the rear of the property the kitchen and storage areas are reformed to make it possible to enclose the fire escape from the basement club. A small dwelling over 3 storeys is proposed at the extreme back of the property with access from Early Mews. This is to be constructed of facing brickwork to match elsewhere and a flat roof. In scale it fits harmoniously with other extensions to either side of the site. Access to the property at ground floor level will be direct from Early Mews. The entrance will be designed for disabled access, and a ground floor toilet will be provided off the habitable room.

Wherever possible "green" materials will be considered for use. The roof of the rear dwelling house in particular will have a sedum grass roof for example.