

Simon Miller Architects Ltd

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17 NOV 2006
17TH OCT ROOM
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Planning Department
London Borough of Camden
Argyle street

Ref: 182/ PL
14.11.06

NE

Dear Sir / Madame

ACCESS AND DESIGN STATEMENT

Subject: Land adjacent to 1 Estelle Road, Hodes Row- Planning Application

Further to previous applications made in 1998 and 2001, and consultations, please find enclosed Proposed drawings in accordance to planning officer's guidelines. Please refer to enclosed planning History of the above site.

Organization

Ground level: One enters to the right hand side of the vehicular access through a timber clad and coloured glass front door. A glass screen wall lights the entrance hall, and a study is located beneath the staircase.

First, second and roof Levels: This is accessed from the staircase landing where one enters a living room and kitchen. The western view is attained through large sliding folding glazed doors glazed doors with an external glass handrail encouraging one to linger in the space. The front glazing offers peak views through tall glazed slots of glass, of which some are coloured.

Access and Circulation:

On ground floor the existing access is made secure with the provision of a new gate to the mews, which is only accessible by its designated users. Access to the new house is also via a secure private staircase on the ground floor. The staircase begins as a straight flight to the first floor and then turns around for the upper floors. The staircase is lit through the infiltration of light from the glazed slot window and roof-light above.

Sleeping areas: These are located at first and second floors. Both rooms have en-suite facilities. The third floor en-suite benefits from a roof-light and small front terrace.

Context and materials: The proposed house is of similar massing and scale in relation to the existing. However, its organization is quite different with the proposed house 'opening-up' vertically. The materials proposed are Sandstone coloured polished plaster, glass (clear and coloured) and timber and stainless steel (front door, gate etc). Glass is used generously to achieve maximum light and also to control views via slots, as well as give vertical emphasis to the front elevation. The proposed building sits within its site boundary without compromising other existing users of the mews.

The proposed use of the building will be residential.

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The proposal does not affect any public highways or public transport network and therefore any public system in place, is deemed will be continually used by the buildings occupants.

A right of light survey was conducted for the previous planning application ref: 2005/3316/P, please refer to the previously submitted documents.

Every effort has been made to design a building, which responds sensitively to its topography and context. We have attempted to design a building, which honestly expresses the contemporary nature of its interior spatial organization without resorting to historical pastiche.

Please contact Simon Miller with any comments or queries before the decision is made, it would be gratefully received if we can modify any minor area of this application during the planning and public consultation process.

Please omit the words 'do not scale' from the drawings to process the application. Thank you.

Yours sincerely,

A handwritten signature in black ink, consisting of a horizontal line with a large, stylized loop or flourish in the middle.

Nichole A. Avan-Nomayo
for and on behalf of Simon Miller Architects Ltd