

ACCESS AND DESIGN STATEMENT

on

**29 MEDBURN STREET
LONDON NW1 1LH**

**Prepared by
F J Thompson & Co
Old Kings Arms
30 Church Street
Rickmansworth
Herts WD3 1DJ
T: 01923 720277
F: 01923 772910
E: surveys@fjthompson.co.uk**

DESIGN

The subject property comprises a three storey end terrace dwelling house and is part of a group of buildings with Grade II Listed status. Since their erection few modifications have been carried out to this particular terrace with the front elevations remaining almost identical to the original whilst at the rear there have been single storey extensions and, as is the case with this particular property, the alteration of some fenestration in a rather incongruous manner.

The proposal is to erect a single storey rear extension to mirror that already in place further along the terrace. As such the size and scale of the extension has been chosen to mirror that that already exists and with the extra width of the rear garden within this particular property, it is felt that the extension has a lesser impact on both the amenity space and more importantly upon the appearance of the rear elevation of the property.

As part of the works it is intended to remove the more modern window at first floor level and to replace this with a traditional double hung softwood sash window with the same profile as the original rear windows on this elevation. In addition the existing double hung softwood sash window in the kitchen is to be carefully removed and re-sited in the flank elevation of the new extension. This together with the style of the French door that has been chosen for the rear of the extension will enhance the appearance of the property and also contribute to maintaining the character of the terrace.

The creation of the extension will enable the internal layout to be returned to its more original two rooms per floor layout with the partition between the kitchen and dining room being reinstated. At first floor level a minor alteration to the first floor rear area will be carried out to provide additional sanitary fittings but this will be maintained within the scope of the original first floor room and will not have an impact upon any other part of the property. It is felt that by removing the panelling that has been previously placed on the internal walls of this room and returning the fenestration to its original size and design, the character of the property will not only be retained but enhanced.

ACCESS

Access considerations affecting the property remain virtually unchanged by the proposals. The existing front and rear entrance doors are to be maintained and will be enhanced by the installation of French doors at the rear of the extension.

The property remains well served by public transport connections both with the local bus services and its close proximity to Kings Cross St Pancras where both underground and mainline railway services are available.