

1/2

Design & Access Statement

Attn: London Borough of Camden
Project: Rear lower ground floor extension and internal reconfiguration works to an apartment within an existing mid-terrace property

Site Address: 107A Gaisford Street, London NW5 2EG

The proposed works include the construction of a single-storey, lower ground floor extension to the rear of 107A Gaisford Street, an existing Victorian mid-terrace house in the London Borough of Camden and the Bartholomew Estate Conservation Area. The extension is in conjunction with the reconfiguration and refurbishment of an apartment over both the lower ground and ground floor of the property.

The development is proposed to extend from the main rear wall of the original property as well as the rear wall of the closet wing. The proposed extension is set back to the West to reduce its visual impact on the adjacent property, which has a two storey rear closet wing. There are a number of existing extensions to the adjacent properties and so the impact on the amenity of the adjoining occupants will be minimal.

The extension is proposed to be finished in white-painted render. This will match the existing lower ground floor of the host and surrounding/adjacent property (painted render), and will also unify the rear extension over two storeys. The roof of the extension will form an exterior terrace at ground floor level and will be constructed from waterproof membrane or asphalt/roofing felt. This finish is to be concealed underneath a sympathetic cedar timber deck, which will silver over time and provide an aesthetically pleasing appearance as well as protecting the integrity of the roofing system. The flat roof system will minimise the height of the extension which will have no impact on the surrounding properties.

The terrace will provide access to the rear garden from ground floor level, and is similar in size and proportion to that existing on the rear of the neighbouring property.

The new doors and fenestration to the rear of the property will be aluminium-framed, with concealed framework to the head, sill and jambs of the extensions where possible. The minimal detailing of the glazed openings ensures that they are visually neutral within the scheme, and so will not compete with the existing fenestration. The existing white-painted window frames of the host property's fenestration will harmonise with the white painted rendered extension.

The above proposals ensure that the design is sympathetic and visually subordinate to the original dwelling house and neighbouring properties. The proposal will significantly improve the energy efficiency of the property – by providing greater thermal efficiency to the building fabric as well as installing a more efficient heating system throughout the ground and lower ground floor.

2/2

Conclusion

The bulk, position and scale of the extension have been designed to minimise the visual impact of the proposal and its massing is sympathetic and proportional to the existing building. The scheme described above and in the accompanying drawings is of high quality, both in terms of design and materials, and proposes a sympathetic development to the host property that will add to the appearance and character of the surrounding area, without detriment to the neighbouring properties.

The proposed works do not alter the existing use, pedestrian or disabled access and the existing vehicular and transport links remain unchanged