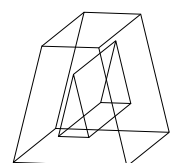


**18 Grove Terrace, London NW5 1PH**

**ARCHITECT'S DESIGN & ACCESS STATEMENT**

By Archetype Associates Ltd  
October 2014



**ARCHETYPE**

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## **1.0 INTRODUCTION:**

This design statement has been prepared by Archetype Associates Ltd, on behalf of the applicants Mr. and Mrs Vara, to accompany the planning application for excavation and erection of a lower ground extension with courtyard, enlargement of the existing front lightwell and some internal alterations. This statement identifies how the design proposals have taken into account the nature of its neighbours and surroundings.

This report should be read with the accompanying:

- Planning Statement
- Construction Method Statement
- Basement Impact Assessment

The report is set out into the following sections:

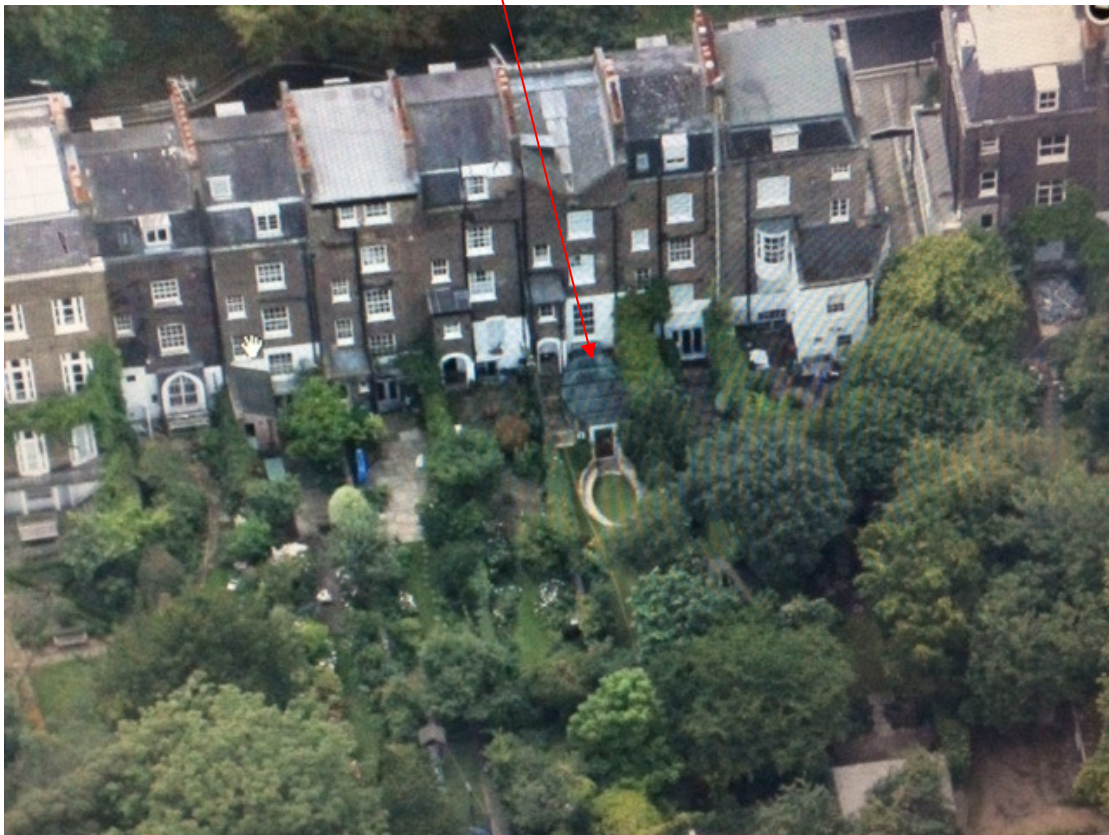
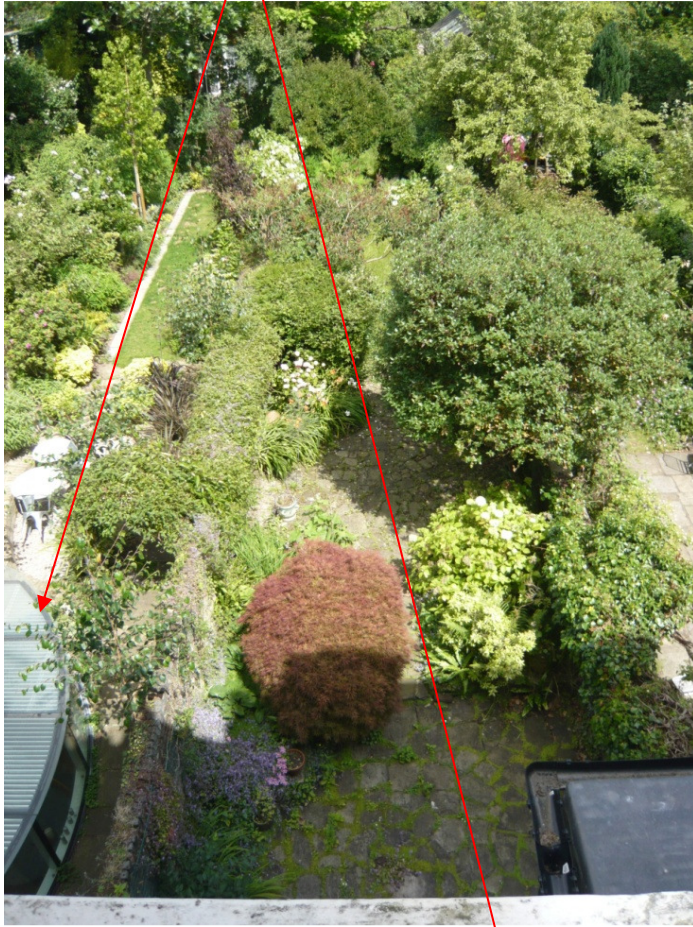
2. Property location and urban context
3. Existing building
4. The design principles
5. Access

## 2.0 PROPERTY LOCATION & URBAN CONTEXT:



- 2.1 The immediate area has a largely residential character with a mixture of detached, semi-detached and terraced properties set within generous gardens along a network of wide, tree lined streets. The local architecture comprises a mixture of Georgian properties and terraces interspersed with a variety of twentieth century. The Georgian style characterises the Conservation area, the widespread use of fair face brickwork give an overall coherence to the area.
- 2.2 The property is on the east side of Grove Terrace.
- 2.3 The house is located in the London Borough of Camden.
- 2.4 The property is in a Conservation area.
- 2.5 The property is Grade II listed.
- 2.6 Adjoining property at 19 Grove Terrace was granted permission, in June 2008 for a lower ground extension with courtyard.

Photos demonstrating the neighbour's lower ground extension and courtyard.



### **3.0 THE EXISTING BUILDING:**

- 3.1 The existing terraced building is a three storey with a lower ground and a loft.
- 3.2 The building was built circa 1750 with simple classical Georgian proportions and detailing.
- 3.3 Typical for the building style, the fair-face brickwork terraced block has a pitch slate roof and painted timber sash windows.
- 3.4 The house has an extensive rear garden and a front garden with parking on the road.
- 3.5 The property has a front and extensive rear garden.
- 3.6 The property is in poor condition and is significantly unmodified. Most of the original features have been either removed or damaged during previous occupation. The few original features remaining in-situ are mainly on the outside of the building, ground and first floor.



Front elevation



Rear elevation

#### **4.0 DESIGN PRINCIPLES:**

4.1 **Proposal-** The application is for; internal alterations, a rear lower ground extension with courtyard and enlargement of front existing lightwell.

4.2 **Amount-** The internal area for the proposed lower ground rear extension is 27.5sqm.

4.3 **Layout-** The proposed layout is a four bedroom family house; with living accommodation on ground floor and kitchen/ dining & family room located on the lower ground floor in the proposed extension.  
The store room in the front light well shall accommodate the bins/recycling, bikes and a pushchair.

4.4 **Scale-** The proposed lower ground rear extension is 7m long, in keeping with the length of the neighbours (19 Grove Terrace) lower ground extension.  
The heights of the proposed extension is approximately 1.3m and 40cm above the garden level, both of which are below the existing brick garden boundary walls.

4.5 **Appearance-** The proposed alterations shall be sympathetic and in keeping with the property and its surroundings.

The proposed materials are to match existing. Therefore:

The front lightwell shall be render painted white.

The proposed front railings and staircase shall be metal painted black. The existing railings shall be replaced like-for-like and shall therefore be square metal railings painted black with slim arrowhead detail.

The lower ground courtyard is to be finished in render painted white, to match the existing white painted lower ground. The proposed doors shall be dark grey aluminium double doors.

The roof to the rear lower ground extension is to be a green roof, full of grasses of varying colours. The lowered level of the roof shall be paved and at the same level as the existing doorway threshold from the main house.

Internally the building is to be reinstated and repaired, sympathetically and where necessary the timber sash windows shall be restored.

4.6 **Refuse and recycling-** There is no alteration to the location of the bin storage, which is located in the store room in the front lightwell.

4.7 **Parking-** As per the existing arrangement, on the road with a parking permit.

## **5.0 ACCESS:**

### **5.1 Vehicular and Transport Link-**

There are no proposed alterations to the existing pedestrian or vehicular access to the house.

The site is in walking distance of Tufnell Park tube station and Gospel Oak train station, which have extensive bus links.

### **5.2 Inclusive Access-**

The access to the house is formed taking into consideration the latest Legislation and Building Regulations, with the design provided using the amended parts of Approved Document M (2004), Approved Code of Practice BS8300 (2001) and requirements under the Disability Discrimination Act.

The proposed stairs will have a handrail and visible tread nosing to comply with current building regulations.