

GROUND & FIRST FLOOR FLATS, 84 ST AUGUSTINE'S ROAD
LONDON NW1

DESIGN, ACCESS & HERITAGE STATEMENT

Ref: 10584/TP1/DA

Design

This Design & Access Statement accompanies the planning application by KSTTK Properties for the ground floor extension and internal remodeling of the ground and first floor flats at 84 St Augustine's Road.

Permission was granted in the early 1970s to convert the property from a single family dwelling into two flats (ground and first floors) and a maisonette (third and roof) including the building of a rear extension and front and rear dormer windows. The building now requires improvements to provide satisfactory modern living standards for future inhabitants.

Specifically, the ground floor flat has one bedroom and a living space used as a further bedroom as well as a bathroom that is only accessible through the kitchen. The proposed extension is designed to provide a separate living space while still leaving a suitable size garden. The bathroom is to be moved to a central location accessed from the entrance hallway. Further improvements include an en-suite shower room to the master bedroom and better storage. These changes will provide a spacious 2 bedroom, family, garden flat.

The first floor flat also has a bathroom that is only accessible through the kitchen and an internal layout that can be greatly improved. As with the ground floor property the proposal has been designed to provide a more suitable living and kitchen space, a centrally located bathroom accessed from the entrance hallway, an en-suite shower room to the master bedroom and improved storage facilities. A modest terrace to the kitchen/dining space, built over the extension below, will provide a much needed connection to outdoor space for future inhabitants. Its position and scale have been carefully considered so as not to cause any increase in the current level of overlooking of the gardens to numbers 82 and 86. Overlooking of the ground floor flat's garden below is avoided by the line of site being obstructed by the proposed extension.

Where applicable the proposal has been designed to meet Lifetime Homes Standards and all areas of the proposed new construction, i.e. walls, floors, roof, windows, heating & hot water will be designed and specified to meet or exceed the current requirements of Approved Document E (airborne & impact sound) and Approved Document L (conservation of fuel & power) of the Building Regulations.

Heritage

No changes are proposed to the front elevation which is protected under the Camden Square Conservation Area Management Strategy.

Parking

There will be no additional parking requirement resulting from the proposed alterations.

Access

Access to the flats will be by way of the existing shared entrance to St Augustine's Road. The ground floor flat will have level access throughout. The first floor flat will be accessed via the existing common staircase, redesigned at landing level to suit the new position of the entrance door.

William Pottinger

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