

Design and Access Statement

Flat 1 Heath Lodge, 4 St Albans Road, London, NW5 1RD

Prepared: 13th October 2015

Introduction:

This Design and Access Statement and the associated planning application and set of drawings collectively seek permission to convert the existing window of a lower ground floor apartment located at 4 St Albans Road, London, NW5 1RD, to a double door. The property is a part of an apartment block (Heath Lodge) built in 1920's in neo-Georgian style, with a modern extension added in post war 20th century after the original part was bombed during WWII. Key features of the original building include square symmetrical shapes, multi pane sash windows with internal shutters, fanlights, panel front door centred and topped with rectangular windows (as observed on the neighbouring Heath Lodge, 2 St Albans Road). Heath Lodge is set within the Highgate ward of the borough of Camden. It is arranged over four stories and contains 9 residential apartments. The property is not listed but it is located within the Dartmouth Park conservation area. According to the conservation area appraisal the property is considered to be important to the character and appearance of the area. The proposed works are confined to the part of the building which is mostly below the ground level and not visible from the public highway.



Image 1 – Heath Lodge, 4 St Albans Road - view from the public highway with Flat 1 Heath Lodge in red circle



Image 2 – Flat 1 Heath Lodge, 4 St Albans Road



Image 3 – Heath Lodge, 2 St Albans Road

Amount, Scale and Volume of the Proposed Works:

The proposal is to convert an existing large window to a double door opening into a front (South East facing) dug out yard. The proposal seeks permission to demolish part of the wall beneath the existing window with volume of $(1 \times 1.43 \times 0.265 \text{m} =) 0.379 \text{m}^3$ and thereby create space for a double door measuring 2.42m (height) x 1.43m (width) which replaces the existing window with current measurements of 1.43m (height) x 1.43m (width). The existing concrete step with measurements 0.23m (height) x 0.40m (width) x 15m (depth) would be lowered to the height of 0.11m and extended to the width of 1.5m, thereby extending to approximately the full width of the proposed double door. The proposal does not impact any of the neighbouring properties.

Whilst there is no record of a previous similar planning application concerning conversion of a window to a door at Heath Lodge, the property already has a balcony door on the second floor of the front elevation which opens into a private balcony, see image 1 above.

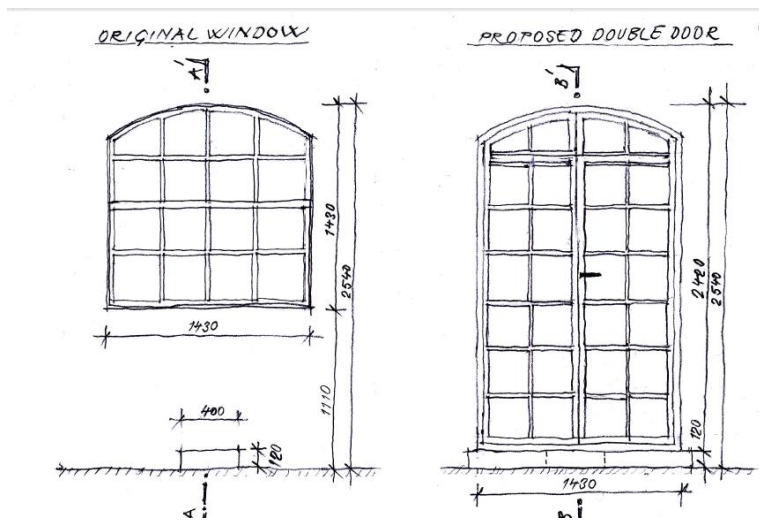


Image 4 – Original window vs proposed double door

Design/Materials:

The design of the proposed double door is inspired by traditional multi pane Georgian style double doors - see image 5, and is entirely in line with the two existing multi pane sash windows of the property as per image 2 above. The proposed door frame material is timber with white gloss paint finish which is in line with existing windows and doors of the front elevation of Heath Lodge.



Image 5 – Georgian style double door

Sustainability Credentials:

The proposal is to include high performance double glazing which is aimed at improving property's energy efficiency and does not significantly impact the thickness of the door frame when compared to the existing window frame.

Use:

The property use class will remain unchanged as a residential property.

The main purpose of the proposed conversion is to allow natural light to reach deeper inside the property which due to its position (being lower ground floor and having only one exterior wall with two windows) is dark and damp and in need of more natural light and air ventilation. This is further supported by the fact that the neighbouring lower ground floor flat of Heath Lodge, 2 St Albans Road, which exactly mirrors the lower ground floor flat on 4 St Albans Road, has three windows on the front elevation - see picture 6.



Image 6 – Red circle showing lower ground floor flat at 2 St Albans Road with three windows

The proposed double door would access a secluded communal dug out yard currently only used for water drainage pipes to carry rain water into the drainage system.



Image 7 – Dug out yard in front of Flat 1 Heath Lodge, 4 St Albans Road

Landscaping:

The proposal does not require for any trees to be removed. We do not therefore believe that the proposals will have any significant / detrimental impact on the landscaping of the front garden.

Parking / Waste Collection / Access:

The works will not affect existing parking, waste collection, or access into the property.

Conclusion:

I believe that the information listed above and the associated planning application and set of drawings should provide the council with sufficient material to reach a decision, however please do not hesitate to contact me if you do require any further information.

Kind regards,

Tamara Kratochvil