



## DESIGN & ACCESS STATEMENT

AUGUST 2016

Extension to Office & Studio Space

RANKIN, Annroy

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ARCHITECTS:

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## INTRODUCTION TO PROPOSAL

The rapid growth at Rankin Photography LTD has created an urgent need for additional office space at the company's existing building in Kentish Town.

To enlarge the existing first floor office area requires building out the two existing side terrace/roof areas.

## DESIGN

The extension will be in keeping with the existing building, natural light and ventilation will be provided to the new spaces by skylights at roof level. Trevor Horne Architects - designers of the original building will be the architects for the design of the new proposal and the building works will be carried out under a traditional JCT contract.

The north facing terrace is occupied by the means of escape stair, we have rerouted this stair to provide the required space. The height of the new single storey extension is 0.8m above the existing fenceline on the northern terrace at the site boundary, there is no overlooking into neighbouring properties. This extension does not cast any increased shadow on adjoining properties, nor decreases the amount of natural daylight to the neighbouring buildings.

The extension to the southern side of the building comprises the existing terrace and ground floor light well - the height of the new single storey extension is 0.94m above the existing fenceline at the site boundary. There is no overlooking into neighbouring properties. This extension does not cast any increased shadow on adjoining properties, nor decreases the amount of natural daylight to the neighbouring buildings.

## ACCESS

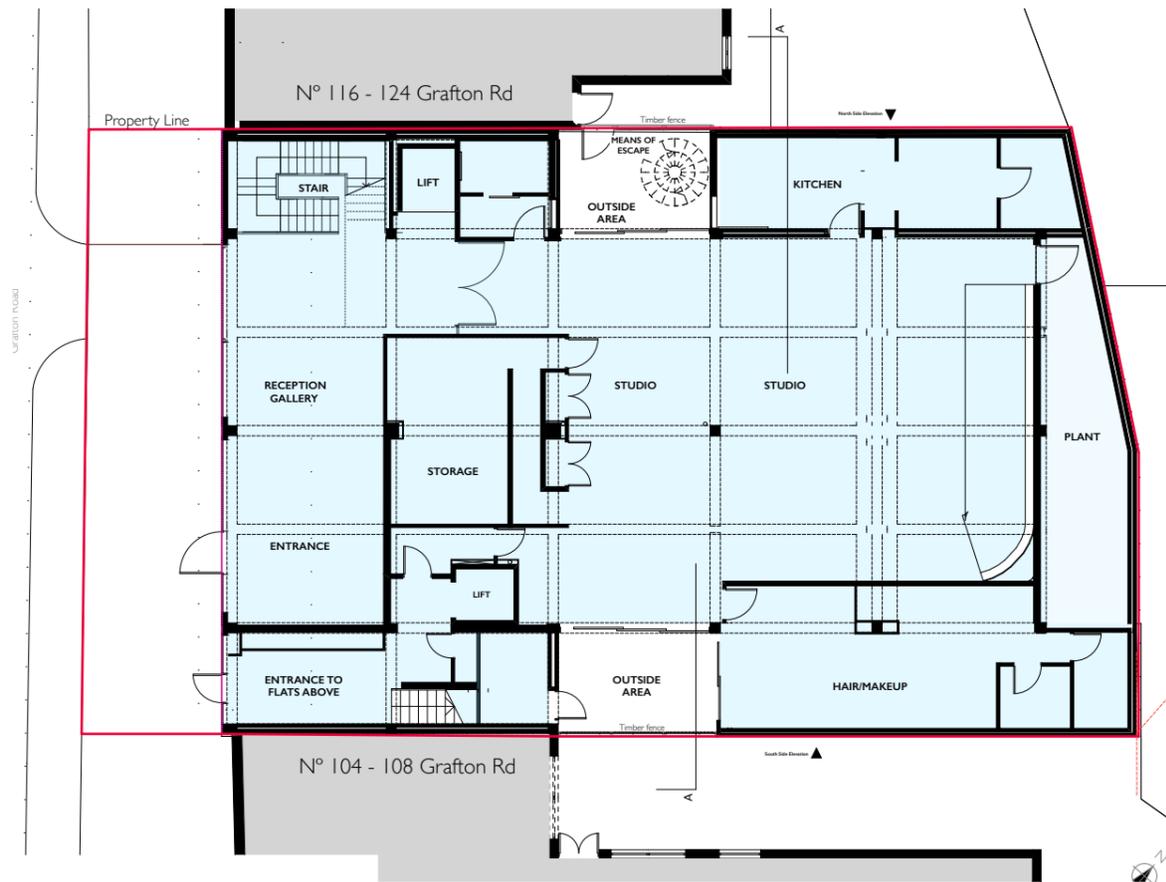
Fully disabled access to the proposed extensions is retained with use of the existing lift.

## PLANNING HISTORY

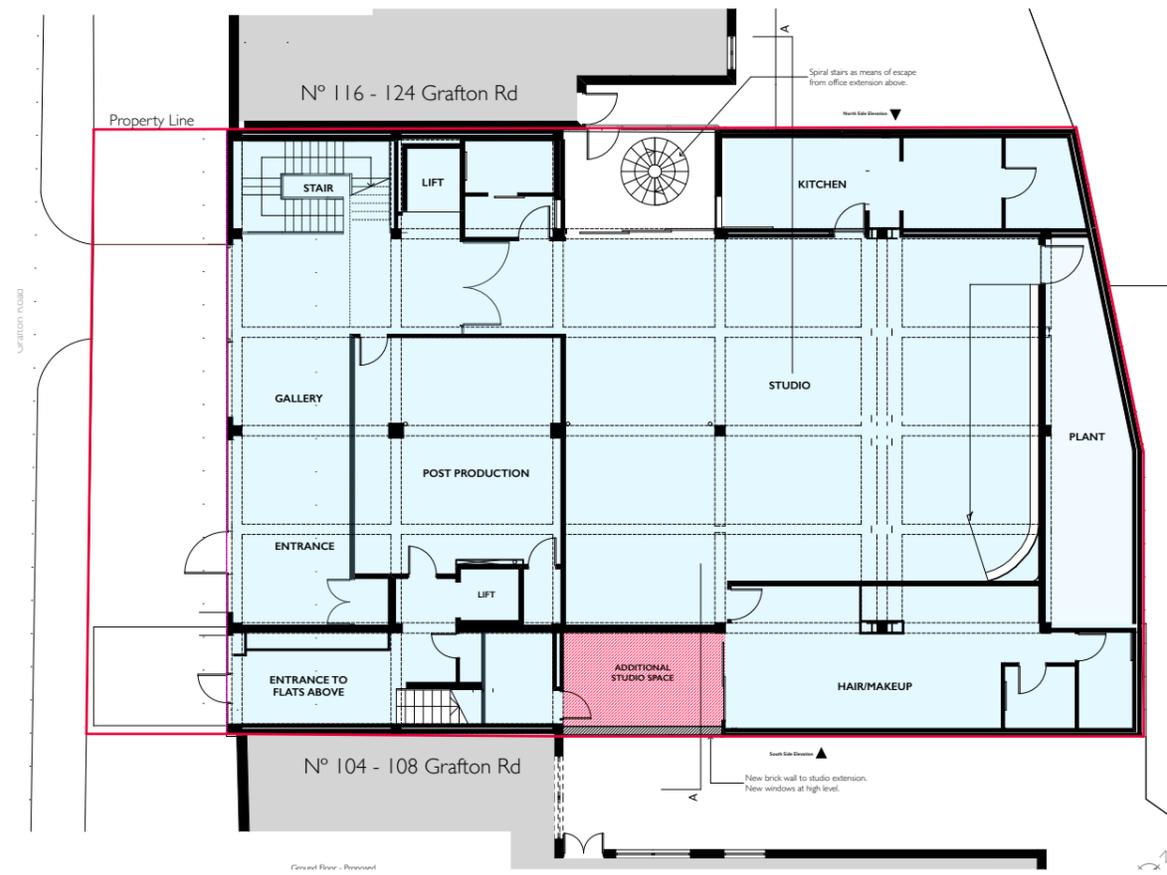
Full planning consent was granted for the existing building in 2009 under the planning reference number 2009/2472/P. Subsequently, a pre-application was submitted on 6th June 2016 for this present application under reference number 2016/3353/PRE. The ground floor and first floor were both deemed in principle to be acceptable with no objections being raised on any of the points of windows/rooflights, means of escape or amenity.

## SUMMARY OF AREAS

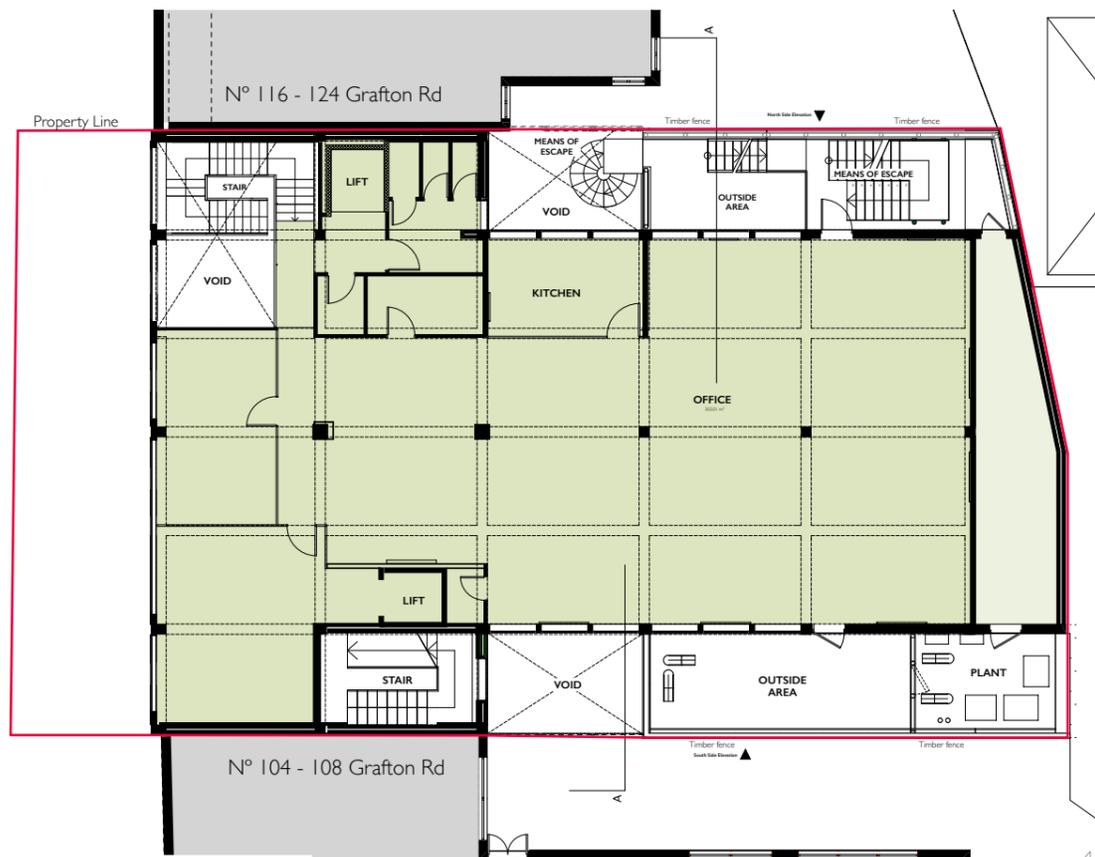
	EXISTING	PROPOSED	
Ground floor studio	273 m <sup>2</sup>	289 m <sup>2</sup>	additional 16 m <sup>2</sup>
1st floor office	303 m <sup>2</sup>	377 m <sup>2</sup>	additional 74 m <sup>2</sup>
Total added			90 m <sup>2</sup>



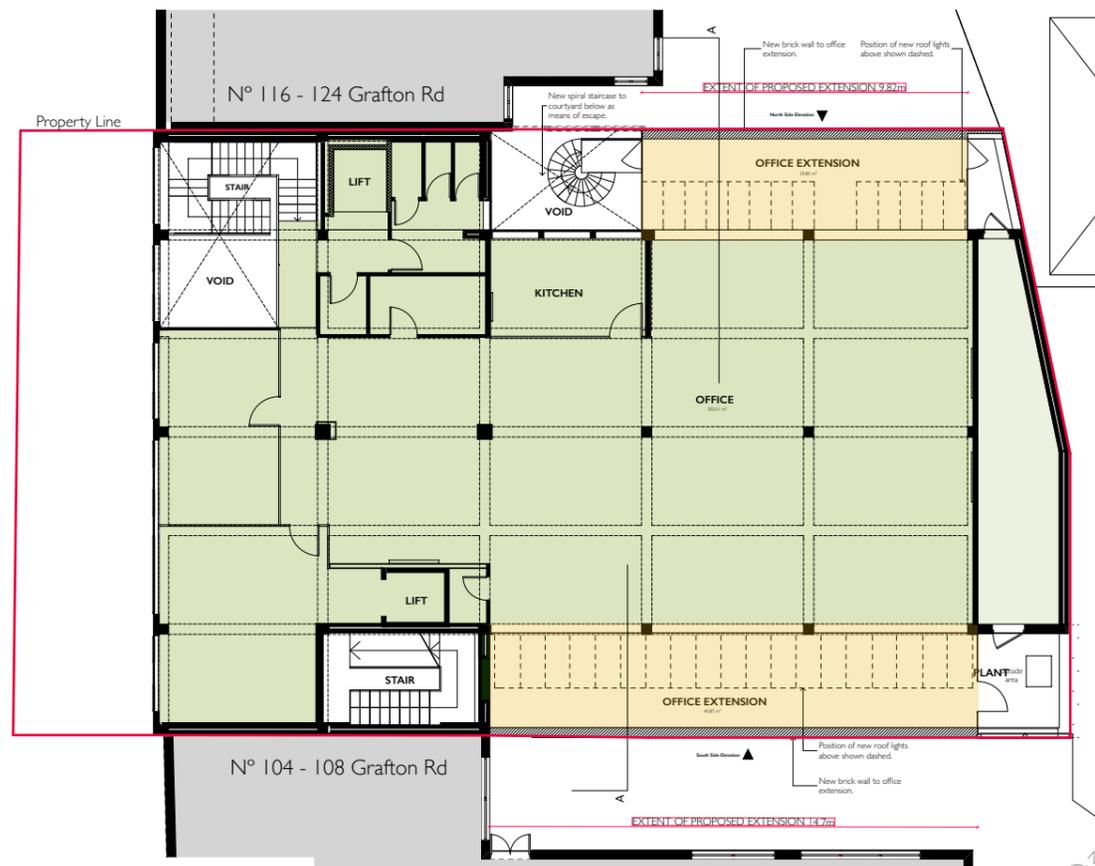
Ground Floor - Existing



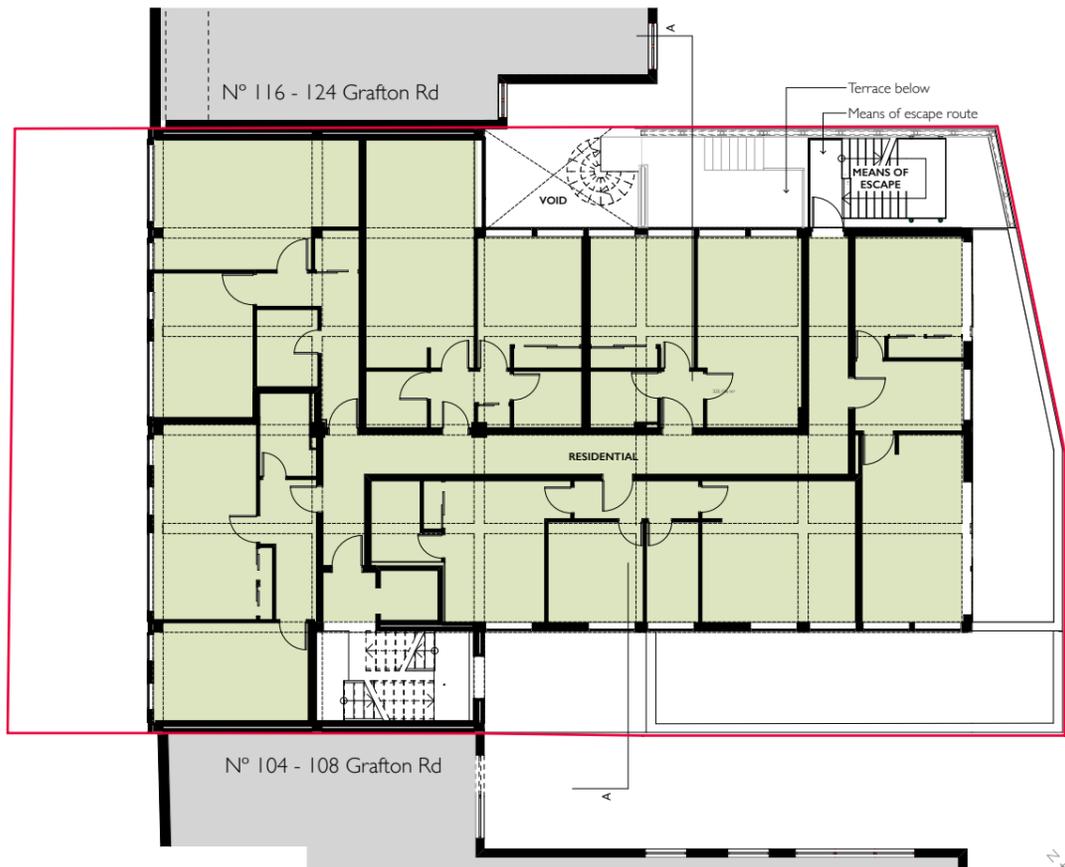
Ground Floor - Proposed



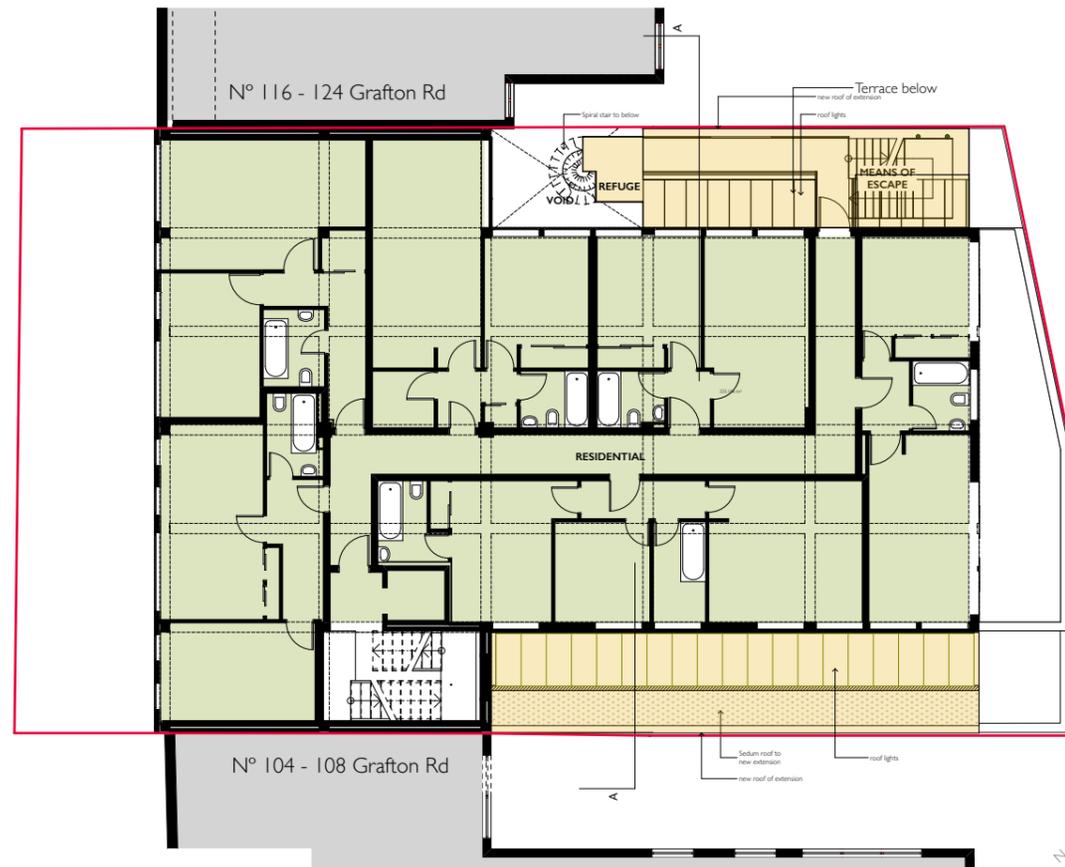
First Floor - Existing



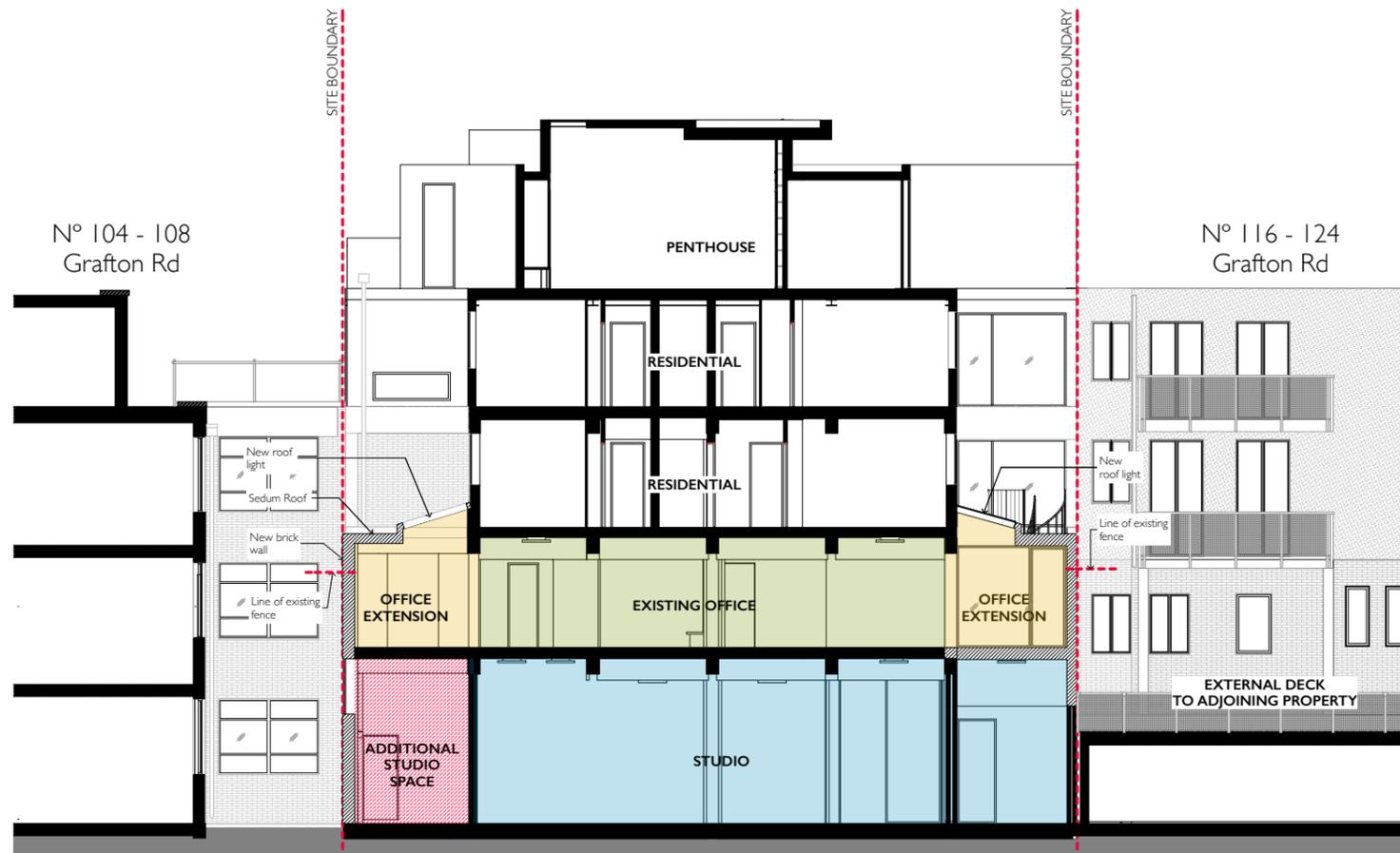
First Floor - Proposed



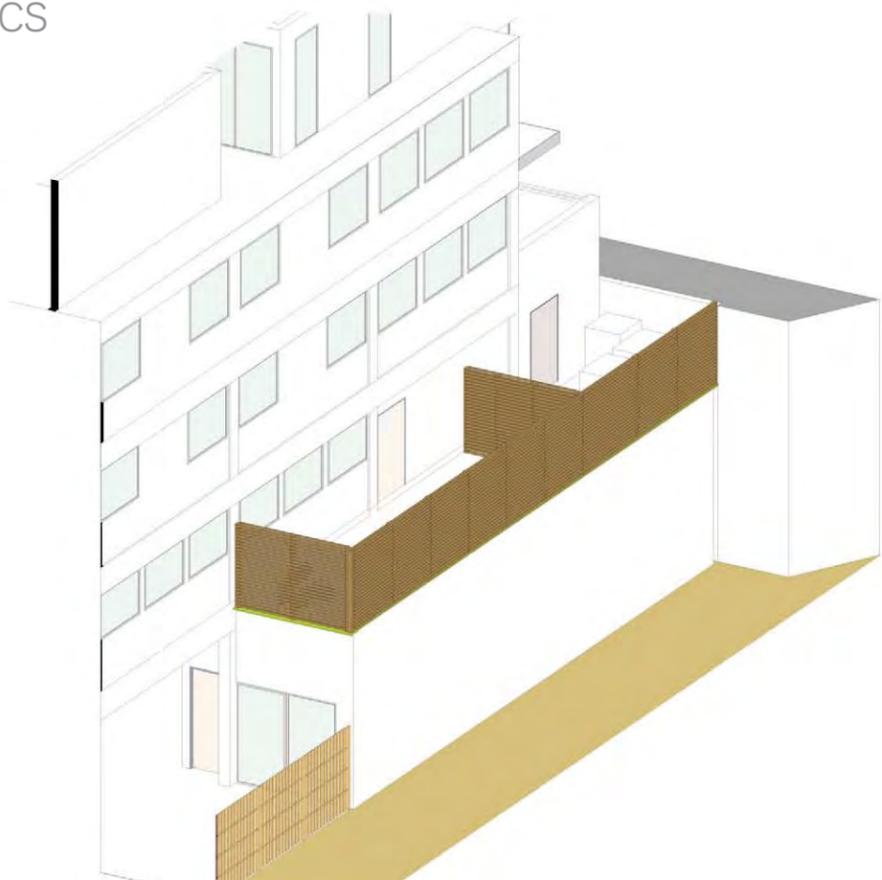
Second Floor - Existing



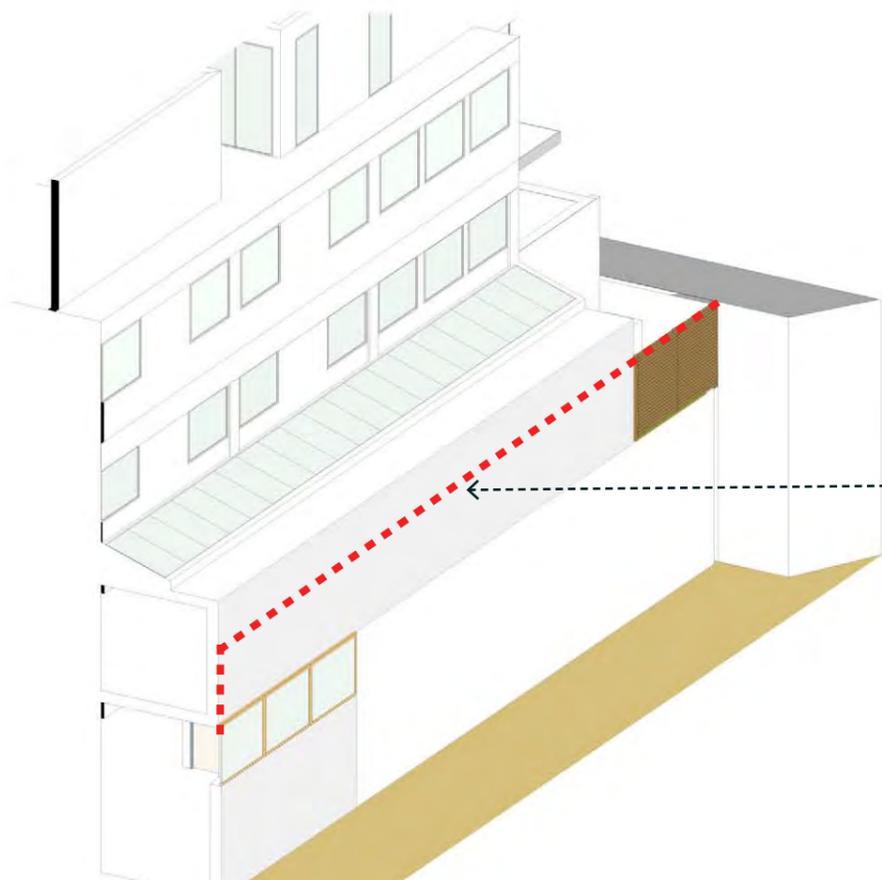
Second Floor - Proposed



Section A-A - Proposed

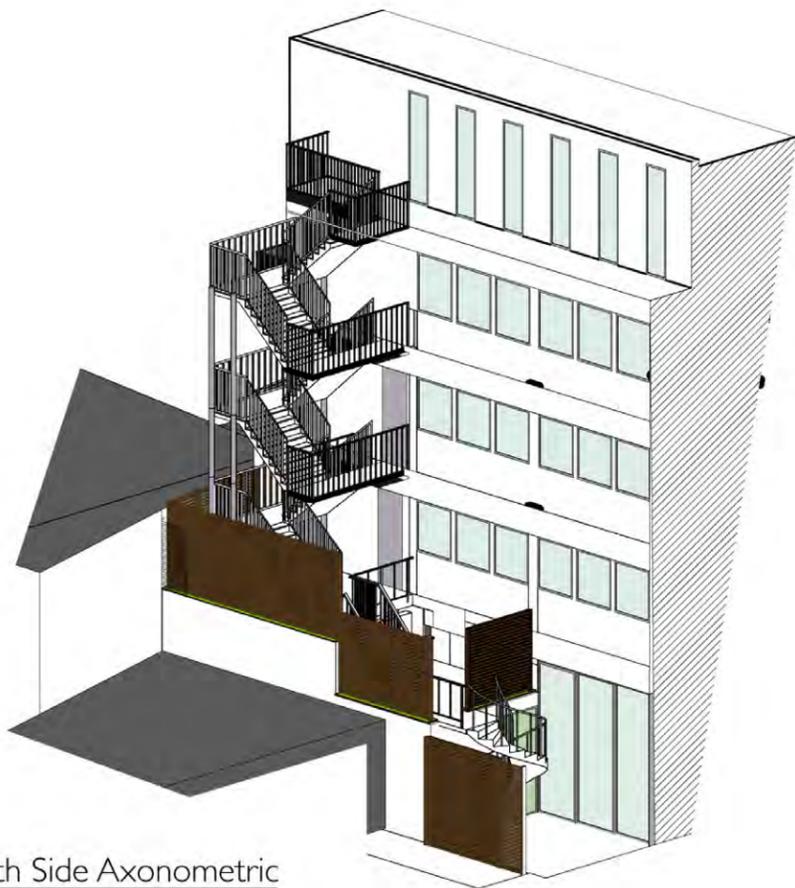


I. South Terrace - Existing Axonometric



Line of existing fence shown dashed in red.

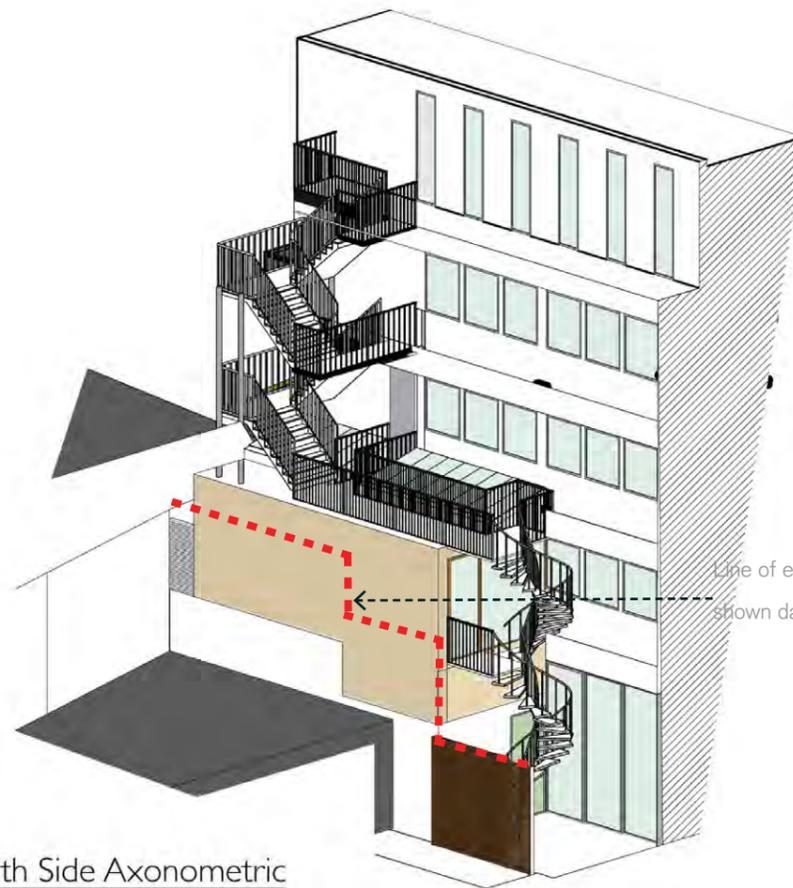
II. South Terrace - Proposed Axonometric



North Side Axonometric

03

III. North Terrace - Existing Axonometric



Line of existing fence shown dashed in red.

North Side Axonometric

04

IV. North Terrace - Proposed Axonometric



I. North Terrace - Existing Photo



II. North Terrace - Proposed Sketch Overlay



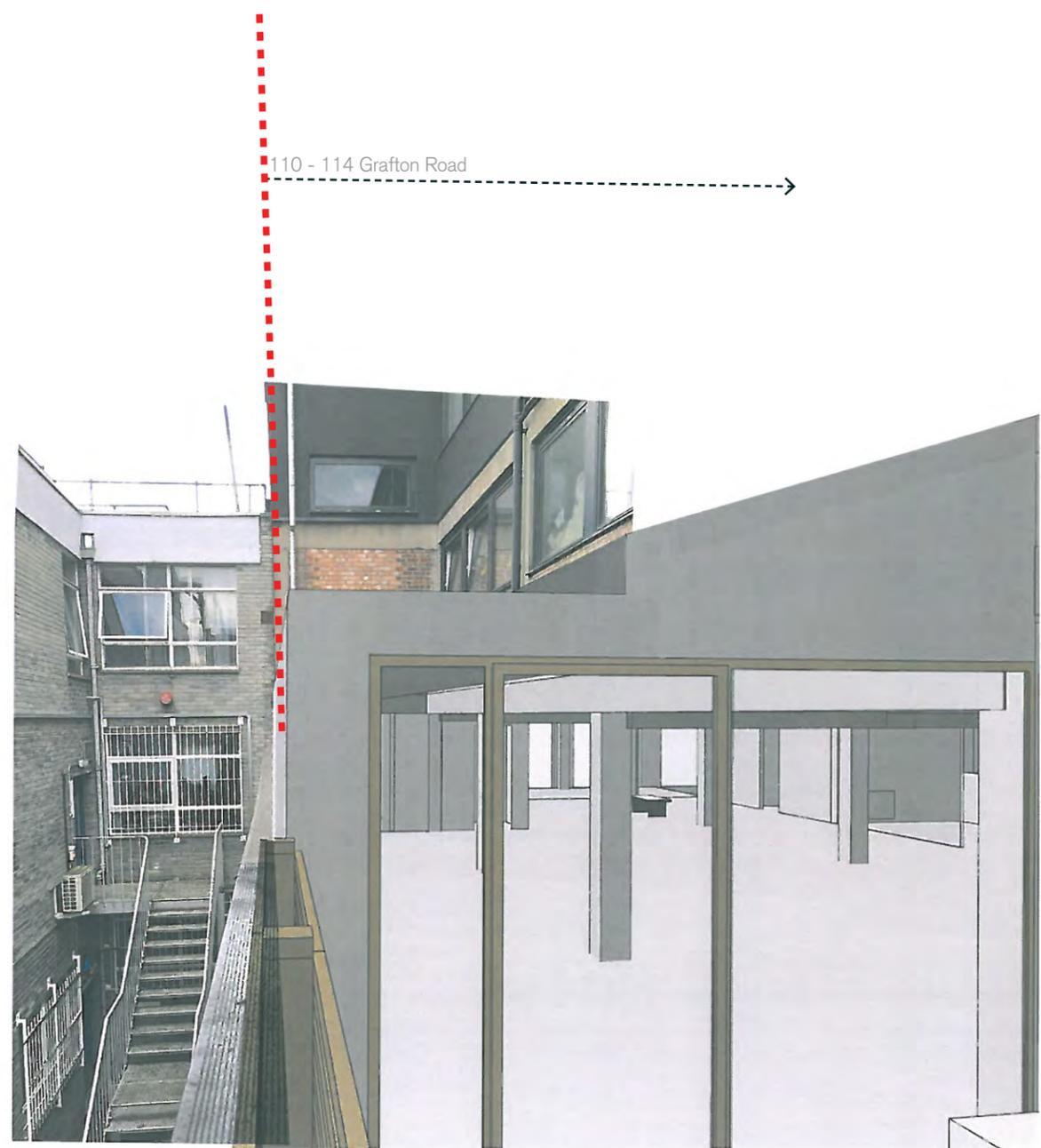
I. North Terrace - Existing Photo: Means of Escape



II. North Terrace - Proposed Sketch Overlay: Means of Escape



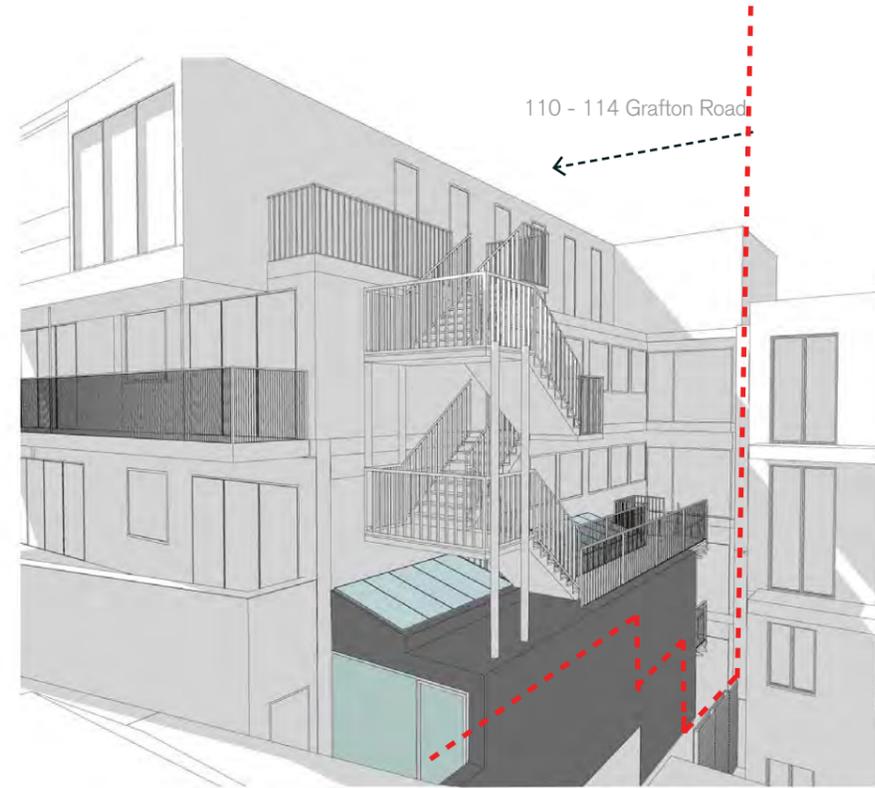
I. South Terrace - Existing Photo



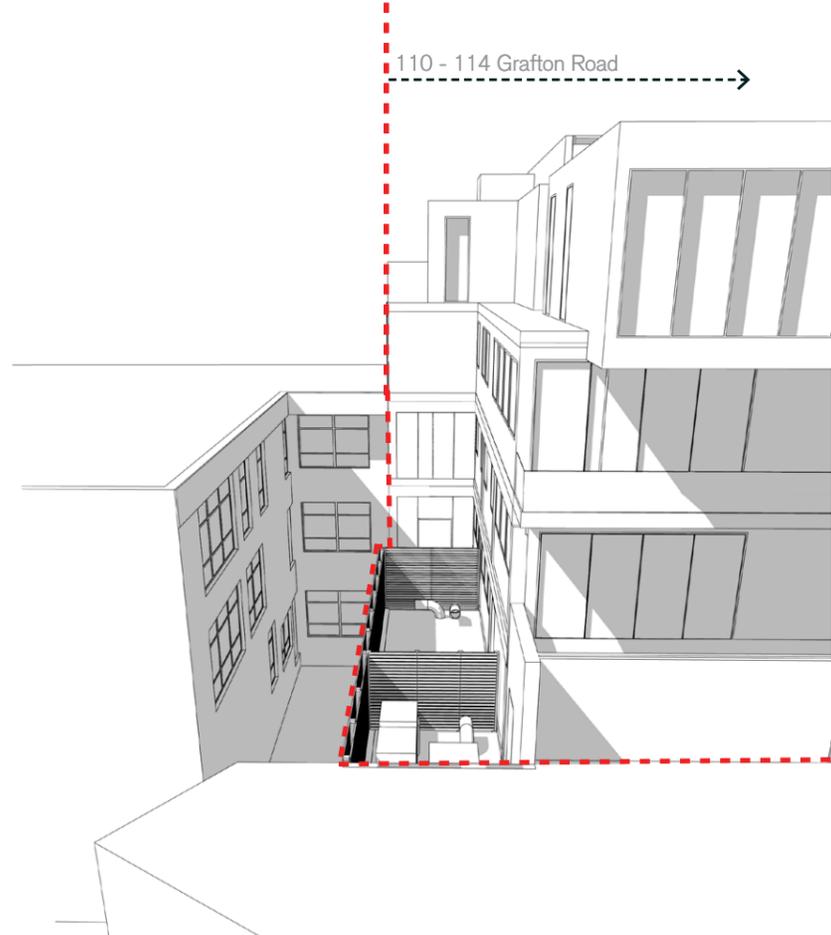
II. South Terrace - Proposed Sketch Overlay



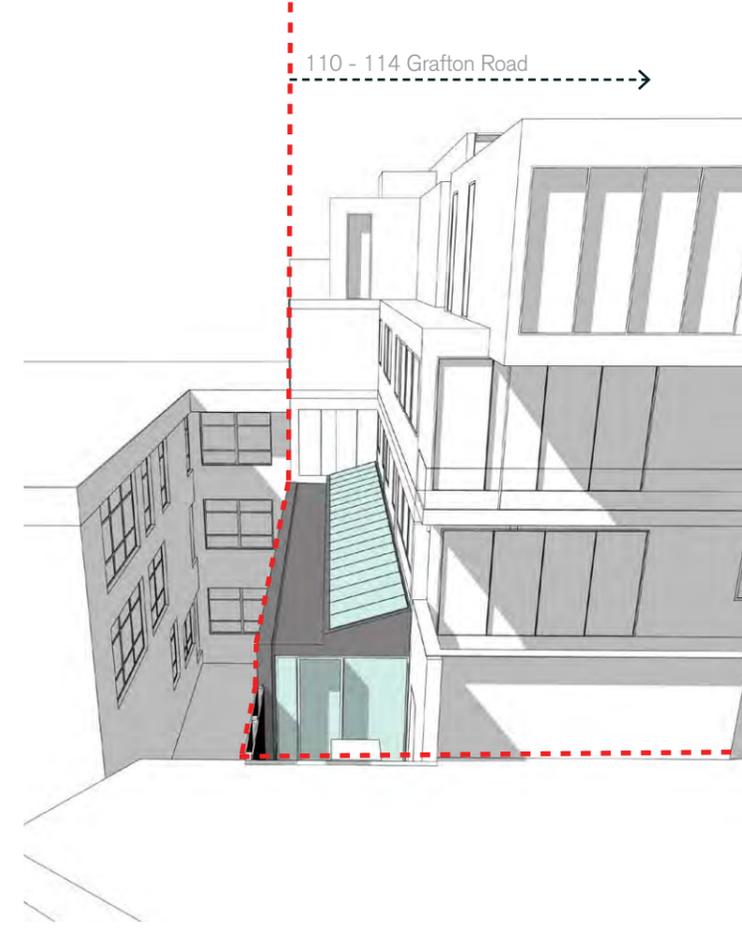
I. North Terrace - Existing Massing



II. North Terrace - Proposed Massing



III. South Terrace - Existing Massing



IV. South Terrace - Proposed Massing