

18 Northington Street
London
WC1

Design & Access Statement in
Support of Planning Consent

August 2016



1.0 Introduction

This application seeks consent for alterations to the rear of Flat 1, No.18 Northington Street. It is proposed to create a new point of access, from the ground floor to the existing rear terrace.

The proposals are sympathetic to the design of the building, and will not cause any harm to the character and appearance of the building, or the wider conservation area. Nor will the work result in the loss of any residential amenity to neighbouring properties.

2.0 Application Documents

This report should be read in conjunction with the following documents:

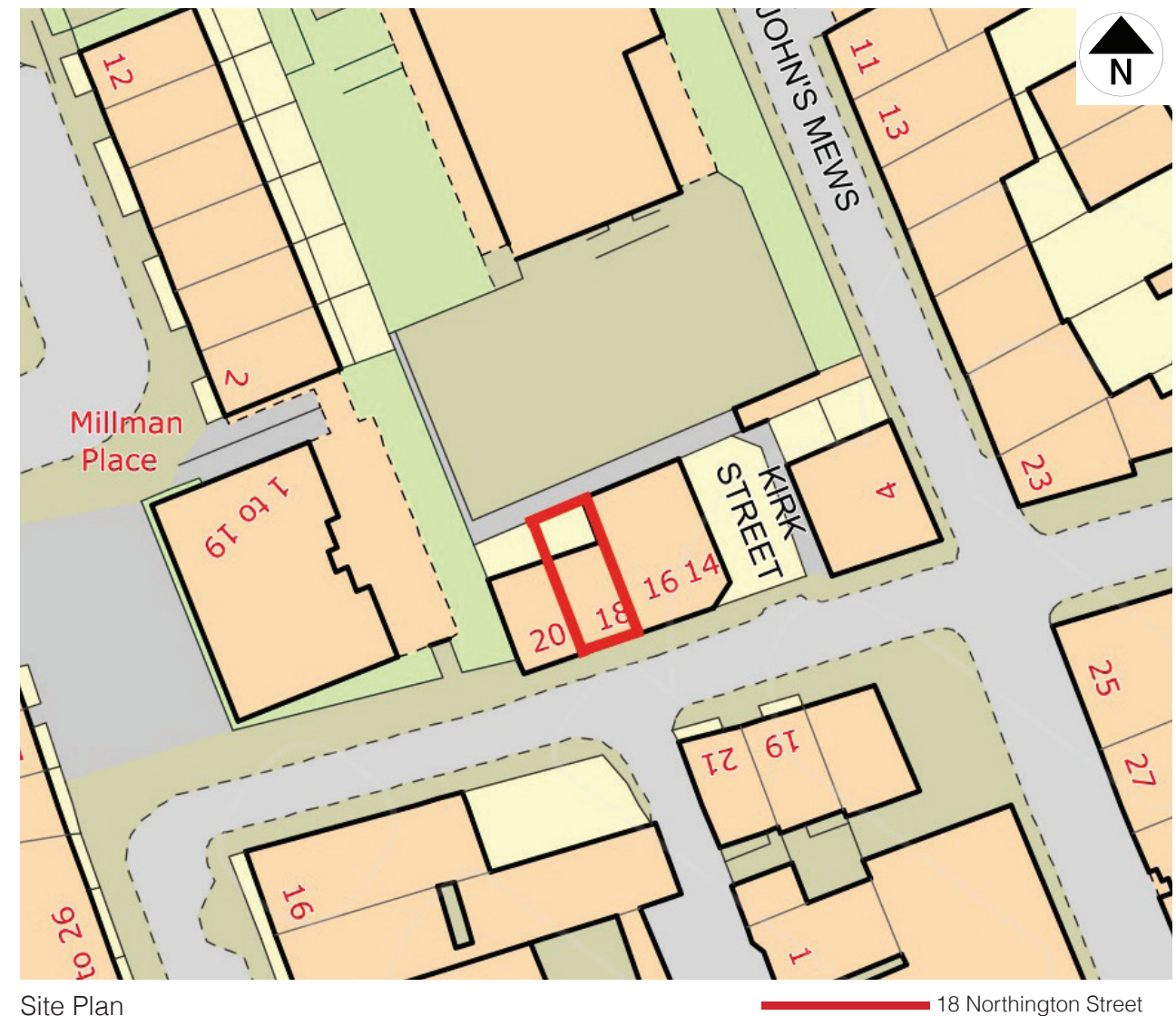
335_00_00	Site Plan
335_00_01	Existing Floor Plans
335_00_02	Existing Elevations
334_00_03	Existing Sections
335_10_01	Proposed Floor Plans
335_10_02	Proposed Elevations
334_10_03	Proposed Sections

3.0 Site Location and Existing Building

The site consists of a split level maisonette, located on the ground and lower ground floors of no. 18 Northington Street.

It forms part of nos. 18-20 Northington Street, a purpose built residential, Georgian style development, constructed in the late 1980s. The maisonette benefits from a separate entrance from Northington Street, and has private terraces at each floor level. These terraces are enclosed by buildings on each side, and by 'St George The Martyr Primary School' to the rear.

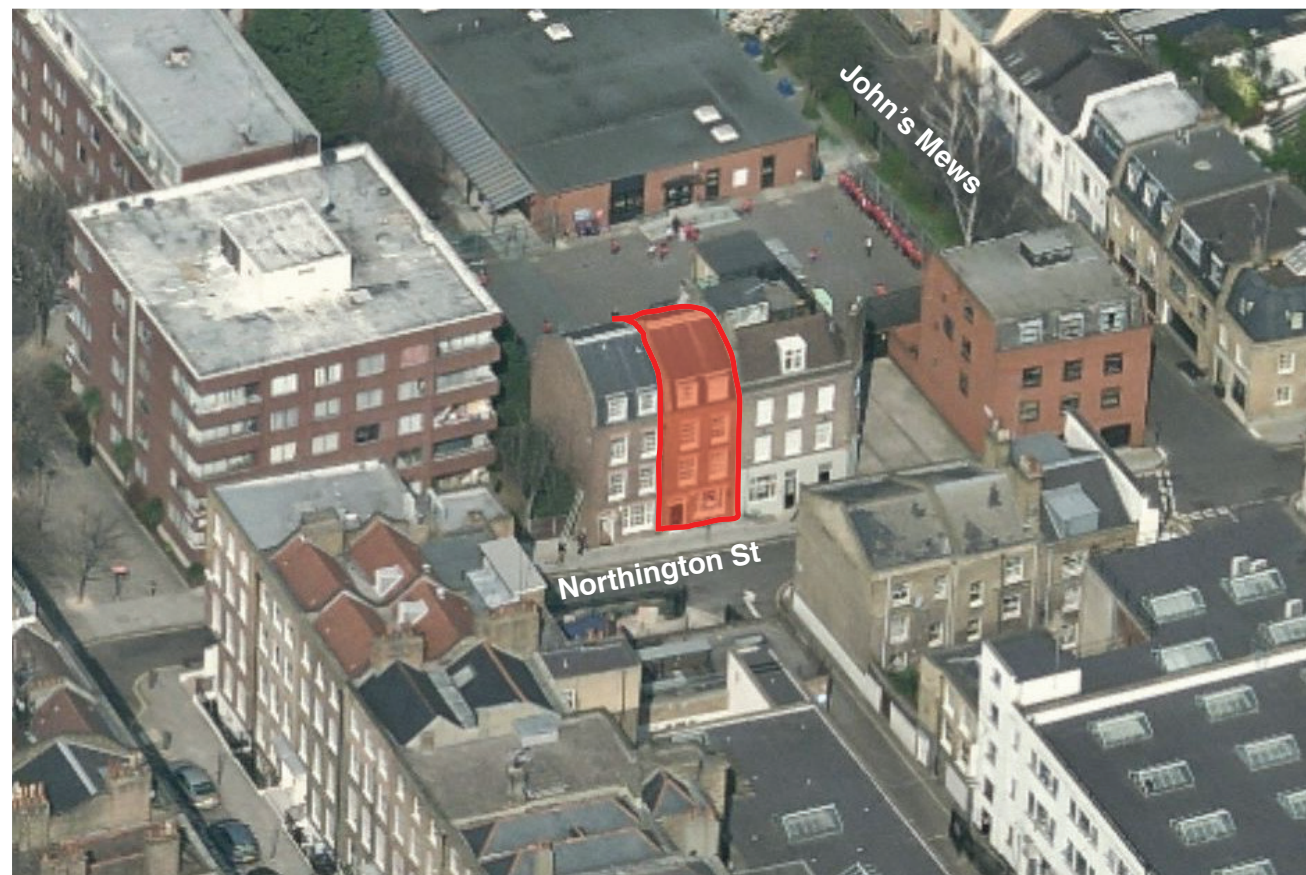
The property is not listed but lies within Bloomsbury Conservation Area.



Site Plan

18 Northington Street

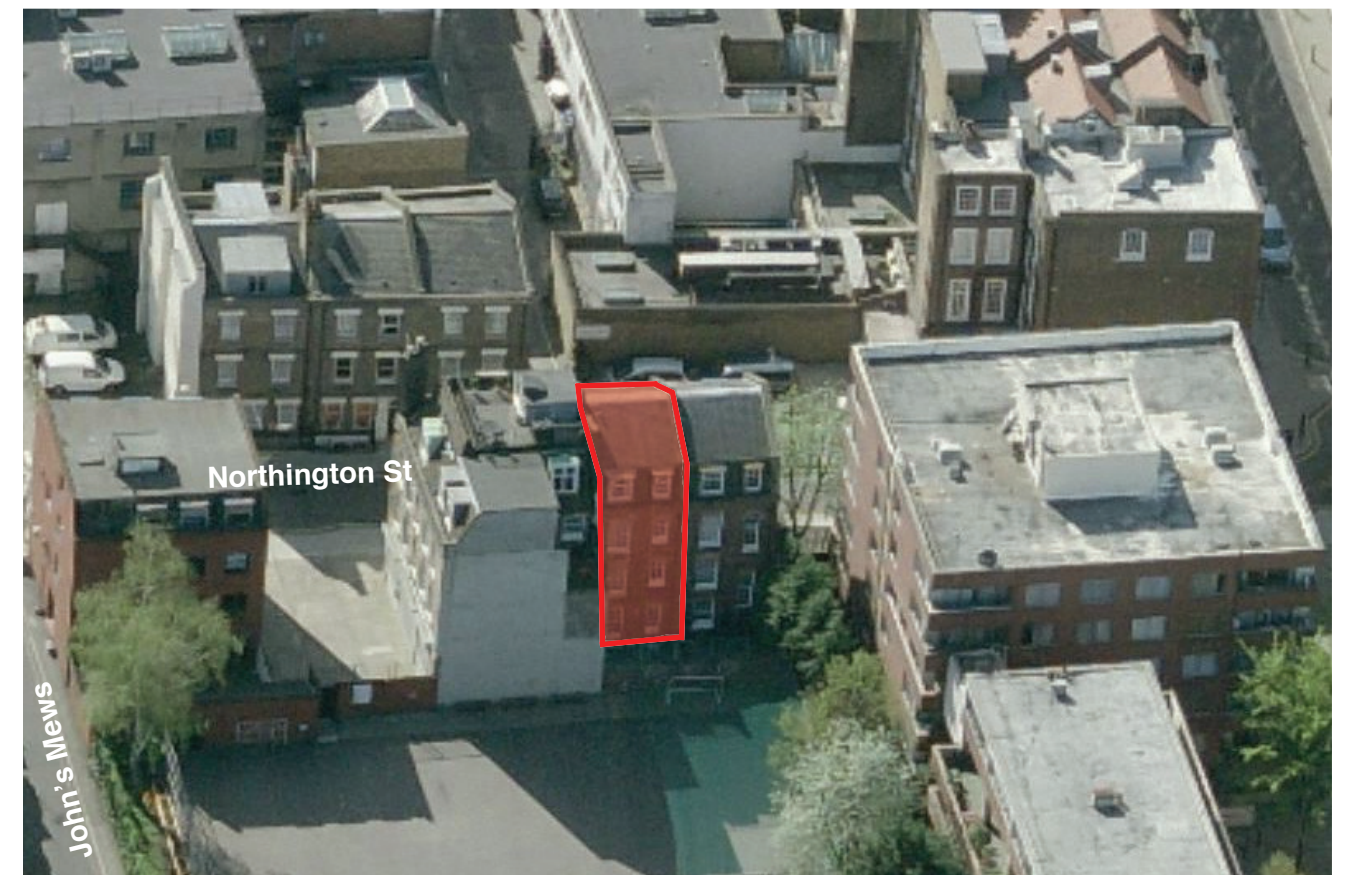
4.0 Aerial Photographs



Aerial Photograph Looking North



— 18 Northington Street



Aerial Photograph Looking South



— 18 Northington Street

5.0 Existing Photographs



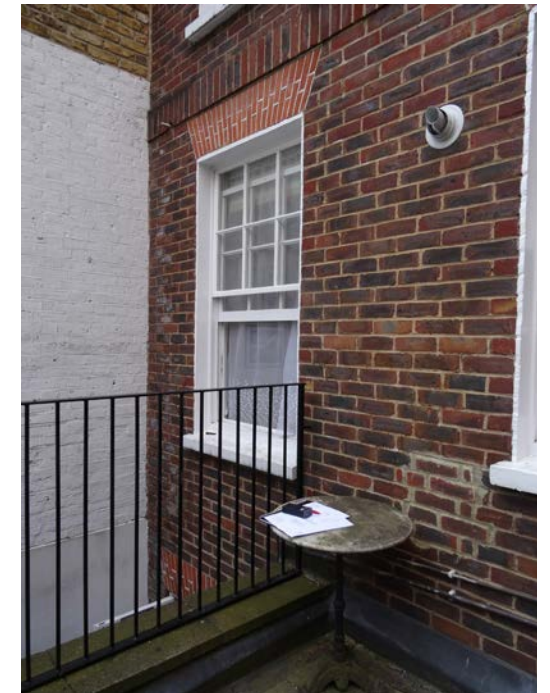
Rear lightwell with staircase access
Viewed from Ground Floor Level



Rear lightwell with staircase access
Viewed from Lower Ground Level



Rear lightwell with staircase access
leading to lower ground level bedroom



Existing dining room window to be
replaced with new terrace door



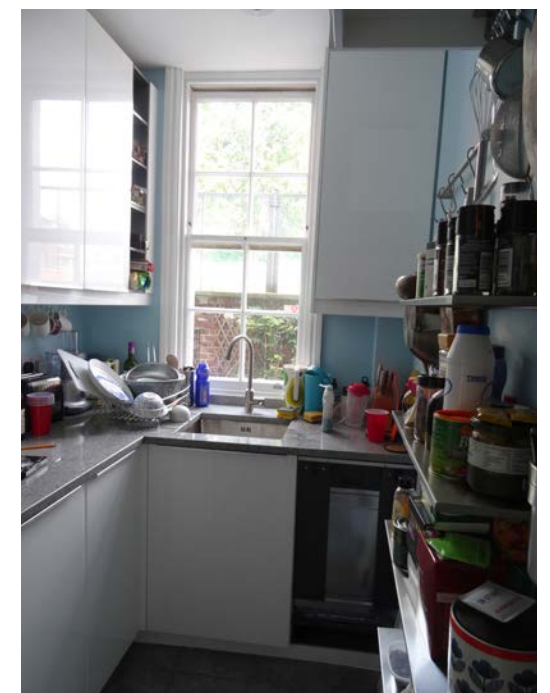
View of No.20 Northington Street
Rear Elevation / court yard



Existing terrace and metal balustrade



Existing dining room - existing window to
be changed into a new doorway



Existing kitchen

6.0 Proposed Development

Use

The alterations will provide the occupants with more useable external spaces, accessed via the more 'public' spaces on the ground floor terrace. Currently access is only possible via the bedrooms on the lower ground floor.

Amount / Scale

There will be no alterations to the massing or scale of the building. It is proposed to replace the existing sash window with new terrace doors. These will be painted hardwood, and of a design in keeping with the existing windows.

Layout

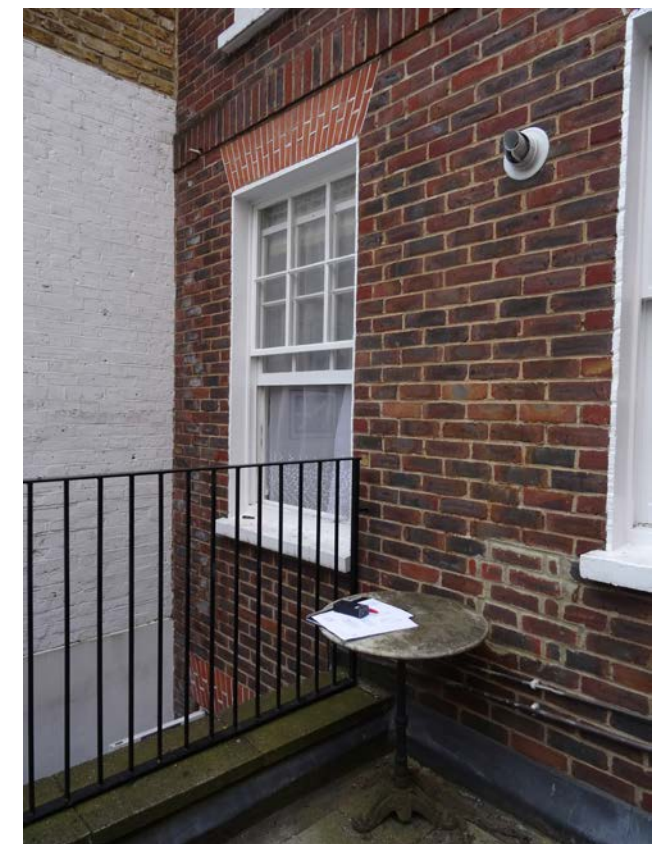
The work will create direct access to the ground floor terrace, from the ground floor dining room. Removing the existing metal staircase from the lower ground floor terrace will allow more light to the bedrooms, and create a more attractive, useable space.

Access

Access into and through the house will remain unchanged.



Existing access from bedroom at lower ground floor



Existing window to be formed into new doorway, and existing terrace to be extended to provide safe access

7.0 Planning Context

The main planning considerations that arise as a result of the proposals are considered to be:

- Design of the terrace / balustrade and impact on the Conservation Area
- Impact upon the residential amenity of neighbouring properties

Conservation Area

The building fronts Northington Street, but the rear is entirely enclosed, and only visible from windows to the flats on upper floors.

The design of the new doors will be in keeping with the existing fenestration. Multipaned, painted timber doors will be fitted, with opening fanlights above.

The alterations to the terrace, by removing the unsightly metal staircase, will enhance the host building and wider Conservation Area.

Residential Amenity

The new point of access will be located within the existing footprint of the site. The alterations will occur at ground floor level, and thus adjacent properties will not be affected by a loss of daylight or sunlight.

The alterations proposed are very localised, and neighbouring occupants will not, therefore, suffer a loss of privacy. As such we do not consider that the works will have any impact upon the amenity of neighbouring properties.

8.0 Conclusion

It is proposed to provide a new terrace access by replacing the existing dining room window with a new doorway and access onto the ground floor terrace to the rear of the property.

We consider that the application proposals are in compliance with the aims and objectives of the Local Authority Planning Policy and Planning Guidance, and trust that planning consent will be granted accordingly.

