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Planning
North London Business Park (NLBP),
Oakleigh Road South, London N11 1NP

10th February 2017

Our Ref No: 422_WETTERN

Householder application for Planning Permission for works to a dwelling No 61B CANFIELD GARDENS, London NW6 3JL.

DESIGN & ACCESS STATEMENT

Dear Sir or Madam,

Please find enclosed existing and proposed drawings together with a cover letter that forms a Planning Application for the refurbishment of a dwelling in a two dwelling house in the South Hampstead Conservation Area. The proposed works involve the demolition of the existing stair and installation of a new stair and the complete replacement of all existing glazing to new double-glazing. One additional bathroom with a new soil stack to enter the premises of 61A Canfield gardens below.

Entrance and access:

The main entrance to the dwelling is at the front through the original hall and stair to the first floor level. Access for the emergency services does not change from that of the existing situation. Emergency escape from the building will be via the main staircase through the main entrance, first floor windows or balcony, second floor windows or third floor windows or balconies.

The internal stair:

A new stair in a new-formed stair void serves the upper floors from the first floor level

Windows and doors:

All existing windows and balcony doors + the new proposed window and double Juliette balcony doors will be replaced with double glazing in a style to match the original design. Two existing window openings to be enlarged by lowering the existing sills, one at the rear to accommodate a Juliette balcony the other to provide more light and ventilation in the stair enclosure through the side elevation.

Roof:

We are proposing to damp proof the roof and balconies following Damp Specialist's recommendations as well as replacing both existing roof lights with double-glazing.

We believe the above description of the proposed design has addressed the key issues of Design & Access. Should there be additional information or clarification required in order to progress this planning application please do not hesitate to contact our office.

Yours Faithfully,

Simon Miller
for and on behalf of Simon Miller Architects Ltd

cc: Andrew and Kate Wettern