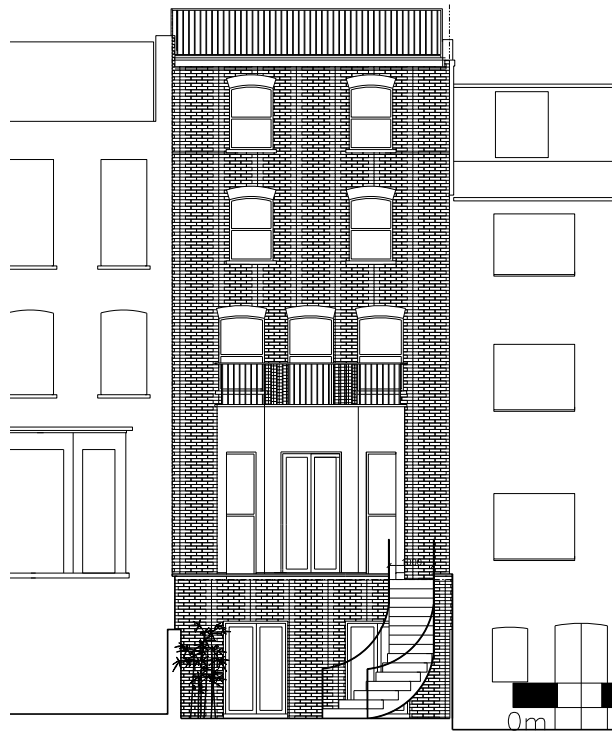
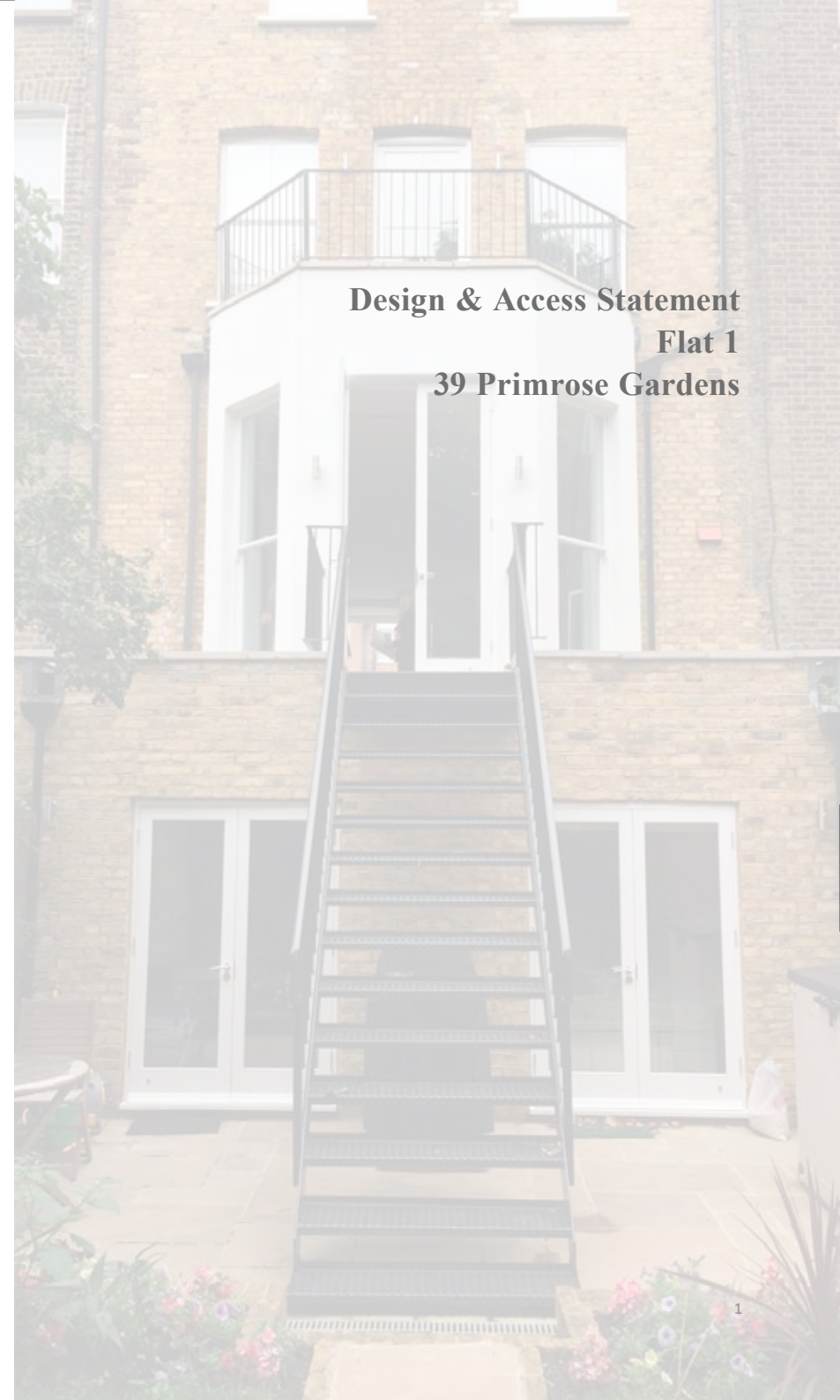




DEBBIE FLEVOTOMOU
ARCHITECTS



Design & Access Statement
Flat 1
39 Primrose Gardens





Use

General:

This planning application is for moving the ground floor staircase to the side of the property and apply for releasing the condition to use the terrace space for maintenance only purposes.

When the new owner of Flat 1 made the purchased, he was under the impression that the ground floor terrace was part of the flat; only to realised shortly after that a railing was installed and the terrace was not allowed to be used any longer. As unfortunate as this may sound, there was never a planning application for the terrace on the ground floor level, therefore this condition should not have been attached.

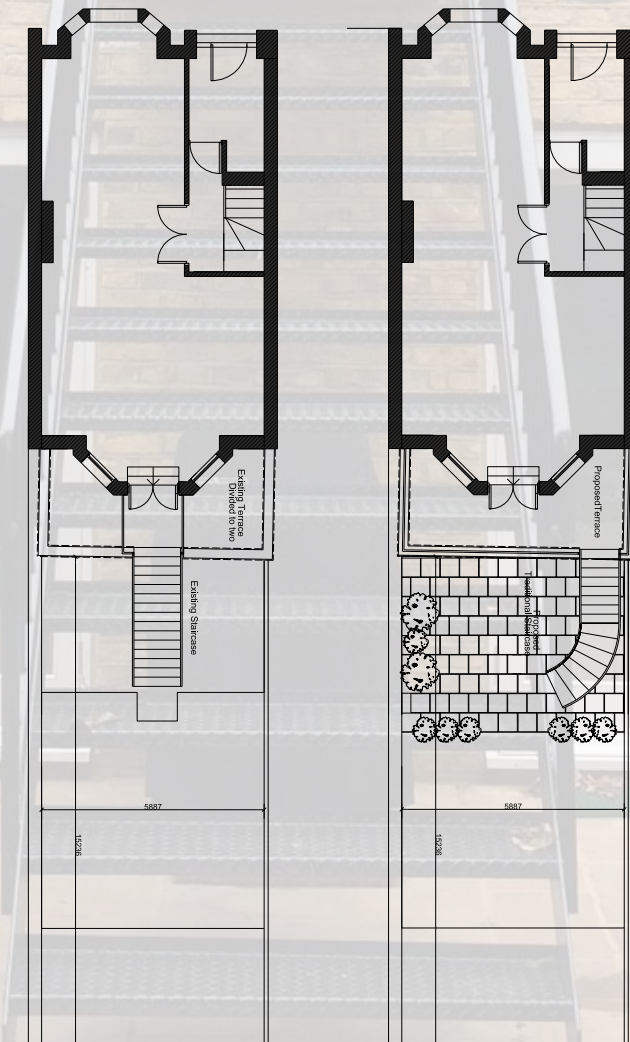
The reason the condition is not appropriate is because the existing building is benefited by a terrace area on the first floor and a roof terrace too. The ground floor terrace will not increase any overlooking issue, indicated by the officer's report under the first application 2016/3192/P. The current design prevents the owner from even cleaning the terrace, as the only access is via the window with no balustrade around.- hence is a *health and safety* issue Furthermore, the terrace is in very close proximity to the terrace of 41 Primrose Garden, that the lack of balustrade leaves the property vulnerable to burglary. *Secure by design* is not working on this case. Finally, the existing design is of bad quality with an intrusive staircase 1,2m in length and an industrial type balustrade, in no equal sides from the french door. This industrial design staircase is not sympathetic with the surrounding area. A simple but more well designed balustrade and staircase will enhance the existing building and the position of the staircase on the side and away from the neighbours terrace, will reduce the visibility from their side. The neighbours from the 37 Primrose have no external areas, therefore the staircase will not be visible to them.

Policies:

According to the **NATIONAL PLANNING FRAMEWORK**

In determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area.

Flat 1 39 Primrose Gardens



Existing
Floor Plan

Proposed
Floor Plan

Analysis

In this case, it is paramount that the balustrade and staircase design changes. The design is very intrusive, while the proposed staircase has a smaller width and is not of an industrial nature. The staircase will move to the side - away from the neighbours terrace and the new balustrade will be in keeping with the area and the design of the conservation area.

According to **THE LONDON PLAN: Planning decisions. Buildings and structures should provide high quality indoor and outdoor spaces and integrate well with the surrounding streets and open spaces .**

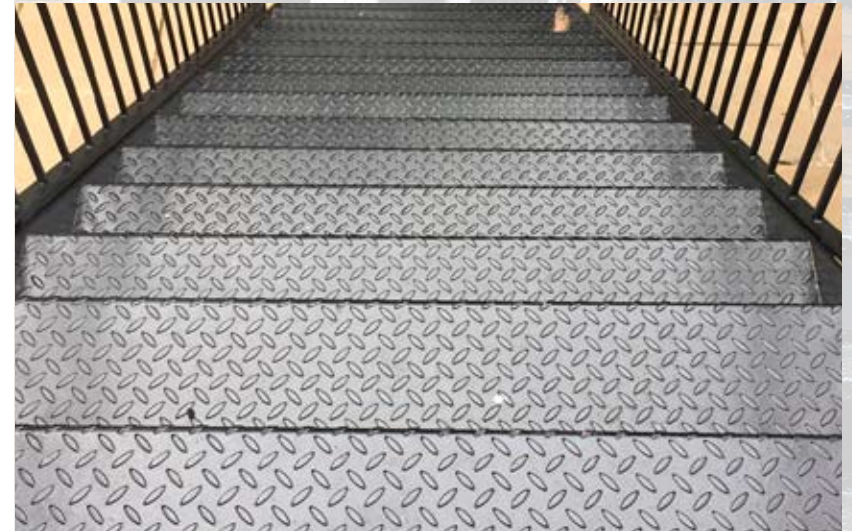
The existing outdoor space will be improved and the space will be in use. Having a dead space on the ground floor is not considered a high quality space. The existing building is benefitted by a first floor terrace area and a roof terrace. Any dead space in an over-crowded area with little outside space, is a waste. Furthermore, there are *secure by design* issues and *health and safety*.

The proposal is also in line with the **CAMDEN CORE DEVELOPMENT:**
The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- a) character, setting, context and the form and scale of neighbouring buildings;*
- b) the character and proportions of the existing building, where alterations and extensions are proposed;*
- c) the quality of materials to be used;*

The character of the terrace will mirror the design of the neighbouring building 37 Primrose Garden with a terrace on the ground floor level. The quality of materials and new design will be of high standards and in keep with the surrounding area. We commence a research of the balustrades and staircase used in the area and non of them was as plain and intrusive. Furthermore, no external space has been left unused and not utilised.

Flat 1
39 Primrose Gardens



Existing Industrial Staircase



Existing intrusive Fence

Analysis

CAMDEN DEVELOPMENT POLICIES

Providing amenity space

24.23 Private outdoor amenity space can add significantly to resident's quality of life and applicants are therefore encouraged to explore all options for the provision of new private outdoor space. Gardens, balconies and roof terraces are greatly valued and can be especially important for families.

The new owner is looking to start a family in the near future and the new terrace will contribute positive to the life of the new family. When kids will arrive in the near future, the existing situation with no balustrade will be particular dangerous for young kids and infants.

COUNCIL DECISION 2016/ 2397/ P

Roof terraces are common features within the terraced group and are of varied sizes and locations, the proposed roof terrace would be set away from the front and rear to ensure there the terrace is not visible from the wider public realm. The proposed first floor and main roof terrace are modest in size and the black painted metal balustrades are considered to be sympathetic. Due to the siting and size of the terrace and extension, there would be negligible harm to the amenity of any adjoining residential occupiers in terms of overlooking and no loss of natural light, outlook, light spill or added sense of enclosure.

The council had acknowledge that the terrace would have no negligible harm to the adjoining residents in terms of overlooking and natural lighting. If that was agreed for the first floor and fourth floor, is certainly sure for the ground floor.

A few objections have been raised for the terrace from the next door neighbour. This objection should be analysed according to its context, as the next door outside space is currently used as a terrace.

Flat 1 39 Primrose Gardens



Proposed Elevation

Analysis

COUNCIL DECISION 2016/ 3192/ P

The existing rear bay-windows on neighbouring properties are cantilevered; the new bay window, although forming part of the proposed single-storey extension, would add value to the appearance of the host building and officers considered that the incorporation of the balustrade and terrace area in this instance would not impact significantly on the appearance of the host building or the conservation area. The proposed access from the upper ground floor level is acceptable as it allows dual entry and exit between the maisonette and the rear garden and is a relatively minor feature acceptable in bulk and design terms.

The council is ones more considering the exit from the ground floor to the garden acceptable as well as the forming of a terrace area.

Layout

The existing terrace to be in used and the staircase to be replaced with a more traditional design to the side of the terrace. A new balustrade - more in keeping with the surrounding area - to be installed.

Amount

The amount is to reduced 0.3m².

Appearance

The new materials and design are sympathetic with the existing area. The existing terrace materials will remain. The new balustrade will be made of steel painted black, same as the staircase.

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Next door terrace is in very close proximity with the existing Terrace

Analysis

Scale and Height

The width of the staircase will be reduced to 1m from 1.2m

Landscaping

The landscape will remain unchanged.

Use

No alterations to the use is to be made.

Access

Access will remain unchanged.

Conclusion

The new terrace will enhance the existing design. Dead space is a wasting create *health and safety and secure by design* issues. The council has already agreed that there is no overlooking problem from the terraces areas above. The new design is of a traditional nature and in keeping with the area.

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Health and Safety issue as there is no balustrade around the terrace.