

DM326 25 Langland Gardens NW3

## DESIGN & ACCESS STATEMENT

January 2020

The subject of this application is the lower ground floor flat of a large Victorian house sited within the Reddington and Frogna Conservation Area.

The style of the existing building is typical of the area, with ample proportions and decorative stone dressed red brick elevations with Flemish and Arts and Crafts influences. The windows are white painted timber sashes.

The house is currently divided up into three apartments. A maisonette occupies the ground and first floor levels, with a flat on the second floor. Both of these are accessed via a communal entrance hall with an internal stairwell. The lower ground floor flat is accessed via its own external stair from the front garden, leading down to a small and dark light well where its entrance door is located.

A shared side alley on the boundary with No.27 opens onto the rear garden and provides access to a large communal green in the middle of the block. The side wall onto this alley features several windows onto those rooms occupying the deeper areas of the plan.

The flat is currently in an uninhabitable condition and has been empty for at least 15 years.

The current proposal seeks to develop the flat into a modern family home, improving the internal layout, incorporating modest extensions onto the rear garden and enlarging slightly the front lightwell to bring more light into the entrance.

The main alterations will consist of:

- 1) Expansion of the living area to line up with the adjacent two storey masonry offshoot, enclosing the space underneath the ground floor balcony (which will be rebuilt). The flank wall set back from the boundary with No.23 will continue as a parapet to replicate the balustrade details of existing balconies above. Full width / height Crittal style metal glazing onto the garden will maximise light and create a homogeneous façade with metal fascia and balusters above.
- 2) Construction of a bay window onto the masonry offshoot mentioned above, to enlarge the rear bedroom. Fenestration to be Crittal style metal framed, with zinc roofing and fascias and a low rendered masonry parapet below.
- 3) Removal of the planter next to the communal access and excavation of area below to extend the light well, allowing light to pour in. The stairs will remain in its current form, incorporating a metal balustrade in lieu of the removed walls.
- 4) Window configuration onto side passage amended to respond accordingly to new internal layout.

### Access statement

The current stepped entrance will remain as is. The apartment will thus not be wheelchair accessible.

The proposal includes no additional on site parking provision. There is an existing Controlled Parking Zone in Langland Gardens.