

DM326 25 Langland Gardens NW3

DESIGN & ACCESS STATEMENT

August 2020

The subjects of this application are the lower ground floor flat and ground floor maisonette of a large Victorian house sited within the Reddington and Frognaal Conservation Area.

The maisonette is occupied by our client and has been their family home for the past 6 years. The basement level flat, however, is currently in an uninhabitable condition and has been empty for at least 15 years. The basement level flat was the subject of a successful application (2020/0487/P), approved 10th April 2020, which aimed to bring the flat back to use as 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 consented scheme featured a bay window extension to the rear that was limited to a single storey. This new application seeks re-approval of the prior design, and approval for a new two-storey bay window in the rear façade, allowing expansion of an existing study that is part of the householder's ground floor maisonette.

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 basement level bedroom and ground floor rear study. Fenestration to be Crittal style metal framed, with zinc roofing, fascias and a standing seam zinc façade, in a matching charcoal-grey colour.
- 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 existing terraces at first floor level remain as present. There will be no access to the "roof" of the proposed bay window.

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.