

Flat 2, 3 ROSECROFT AVENUE, LONDON, NW3 7QA

DESIGN AND ACCESS STATEMENT

3 Rosecroft Avenue is a residential, 4 storey high, linked semi-detached building. It is divided into 4 units. It is located in the Redington/Frognaal Conservation Area.

Flat 2 occupies the ground and lower ground floors. Access to the flat is via the communal entrance at the ground floor. An internal staircase connects the 2 levels. It has sole use of part of the rear garden.

The proposal is to enlarge a front window at the lower ground floor and make the existing lightwell slightly deeper to improve light to a bedroom and to create a new staircase from the dining/living area at ground floor to the rear garden at the lower ground floor through a new door. (In place of an existing window).

1. Enlarging the window to bedroom 2 to improve the natural light to the fairly dark conditions in the room.



The light well at the front of the building and the small window which is to be enlarged and aligned with the window above at the ground floor.

2. Creating an access from the living area of the flat directly to the rear garden, without crossing the master bedroom will improve the flow and functionality of the flat.

There is an existing very similar staircase at the attached flat 2 of no. 5 Rosecroft Avenue. (Red arrow in the photo below).





A view from the bay window at the ground floor of flat 2 to the rear garden and existing stair at no. 5.



A view from the rear garden to the corner of the building in which the new stairs will be positioned including the kitchen window of flat 1.

The new staircase will not overlook into the kitchen of flat no.1 as the photos below and the red marking on drawing number 3rA20/05 will demonstrate:

1. A view from the existing bay window towards the flank wall.
2. A view from the proposed door to the new stairs towards the flank wall.



The view from the position of the new door and landing is less overlooking than the existing view from the bay window.

Also, while going down the stairs it will be impossible to look into the kitchen as demonstrated in red in drawing number 3RA29/09.

Finishes:

- 1 – Windows: double glazed casement timber windows painted white.
- 2 – Door: timber frame painted white.
- 3 – Railings: Victorian style cast iron, painted black.
- 4 – Stairs: Victorian style cast iron, painted black.

An example of the proposed stairs, landing and railings:

