

DESIGN & ACCESS STATEMENT

Project no 180

Date 13.04.2021

For Planning Application to
114 St Pancras Way, London NW1 9NB

The proposal is to rebuild the existing rear extension as it is in a very poor state structurally. In addition to this the layout of the basement floor is to be redesigned so to create 2 bedrooms and 1 bathroom.

The aim is to create a more practical and efficient space in the basement area in conjunction and in harmony with the existing circumstances and history of the building. The use of the outdoor space to be more part of the liveable spaces by making the outdoor spaces connect to the indoor spaces in a more practical as well as visual aspect.

The replacement of the rear extension is to follow the existing extension in its footprint as well as in its height. This to retain the visual volume as well as the overall sense of space within the Garden.

Walls to extension to have brickwork to match existing as well as window and door in painted timber to match existing. The overall idea is to visually be part of the main house and yet sustain an appropriate subordinate relationship with the host building.

The two windows to rear basement and ground floor level that are of later addition are to be adjusted to accommodate glazed double doors. Minimal disturbance to the existing character is to be maintained.

To gain daylight into the new rear basement floor bedroom the external stairs connecting to garden area are to be wider as well as positioned further back into the garden. All to create a more favourable outlook for the bedroom yet keep the Garden space as intact as possible.

The front elevation vault area door, at basement level, is to be replaced by glazed door in exiting opening. This to accommodate for daylight intake into new bathroom.

Bathroom created in new position to basement level to create adequate space for 2 equal sized bedrooms. All to upgrade living spaces yet keeping within the boundaries of the original and existing characters.

In general the proposal is of a an upgrade to the property as it requires both in terms of structural issues to rear extension and in living spaces.

Please see drawings for further clarification.