

Camden Planning Department
5 Pancras Square,
Judd Street,
WC1H 9JE, London

20th December 2021

Re: Flat 1, 14 Glenmore Road, London, NW3 4DB

Householder application for Planning Consent for works to Flat 1, 14 Glenmore Road, London, NW3 4DB

Design & Access Statement

Dear Sir/Madam,

Please find enclosed a full set of Existing and Proposed drawings for the above-mentioned property.

The proposed scheme sets out the following:

External changes:

Front Elevation:

1. Alterations to the front lightwell:
 - Removal of the existing concrete slab and lowering the level of the lightwell.
 - New reinforced concrete retaining wall with the reinforced concrete toe at its base,
 - New steel staircase,
 - The lightwell to be refurbished and redecorated.
2. Alterations to the front elevation
 - Existing door opening to be lowered down to match new floor finish level. New entrance door,
 - The exterior of the house to be repainted and redecorated,
 - New tiles on the entrance path and refurbishment of the front doorstep.
3. New bin store cupboard with access gate for no three bins and existing gas meters.

Rear Elevation:

1. New rear and side extension with:
 - New double-glazed door (design to match existing door),
 - New skylight,
 - New window in the kitchen.
2. New external terrace with step access to the garden.
3. Existing boundary wall height raised.

Left Hand Side Elevation:

1. Existing rainwater and waste pipes to be altered and repositioned.

Internal changes:

Lower Ground Floor:

1. Rearrangement and refurbishment of lower ground floor level including removal of the existing concrete upstands.

Ground Floor:

1. Rear extension with the new kitchen.
2. Removal of the existing WC
3. Rearrangement and refurbishment of the lower ground floor level.

Access:

The main access will continue to be via the front door positioned at the front. The lightwell staircase and door will remain as secondary access.

We believe the above description of the proposed design has addressed the key issues of Design & Access. The Purpose of the proposed changes is to adapt the space to the changing needs of the users and renovate the existing building while respecting the historical context and value of the property.

We have included structural information regarding the alterations to the front lightwell.

Should you have any queries regarding this application please do not hesitate to contact us.

Yours sincerely,

Anna Tyszkiewicz
and Simon Miller
for and on behalf of
Simon Miller Architects Ltd