

PRE APPLICATION ENQUIRY

12 EGBERT STREET NW1 8LT

Design Statement

This is a traditional terraced property constructed in its original form as a single family dwelling over five floors, including a Lower Ground Floor and Mansard Roof Extension. It is located within the Primrose Hill Conservation Area, but it is not a Listed structure.

Our Client wishes to seek Design Advice on the implementation of a spiral stair at the rear to provide access from the Ground Floor directly to the garden at Lower Ground Floor level.

The side infill glazed extension was granted Planning Permission on 3.11.2014 (Planning Ref: 2014/5248/P), and has since been constructed in accordance with the approved documents. However direct access from the Ground Floor to the rear garden was not sought.

We have referenced our proposal to the neighbouring property, 14 Egbert Street, where Planning Permission for a similar glazed side infill extension was granted on 13.10.2004 (Planning Ref: 2004/3645/P), but which also included a stair access from the Ground Floor to the rear garden. This has since been constructed with a similar spiral stair, as shown on the accompanying photographs.

Our proposal allows for a spiral stair to be located in the centre of the property, away from the side boundaries, and as close to the rear of the existing property as possible. This will minimise any issues of overlooking and of intrusion of privacy.

In design terms, we feel that it is a visually lightweight and decorative feature to the rear of the property, but which provides the necessary access from the Living Room to the garden, and legitimises the existing glazed door in the rear fenestration. We propose to fabricate this landing and spiral stair in steel and painted black colour.

Charles Doe Architects