



60, 58, 56 Gaisford Street



58A Gaisford Street



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## Design and Access Statement for Lower Ground Floor Flat - 58A Gaisford Street, London NW5 2EH Windows & Doors Replacement

*To be read in conjunction with Plans, Elevations, Block and Location Plans.*

### 1. Introduction:

This document supports the applicant proposal to replace the existing windows and doors.

The application site Lower Ground Floor Flat - 58A Gaisford Street, London NW5 2EH, is located within CA2 - Bartholomew Estate Conservation Area.

### Existing Property:

58A is a flat in a 4-storey building with one flat per floor, located in the CA2 - Bartholomew Estate Conservation Area, Sub-Area 1, which is closely related to the development of Kentish Town.

A Victorian residential area, built between 1863-5, with buildings with raised entrances, Doric or this building with Ionic porticos and Stock bricks to all facades.

The subject of our proposal is a flat on the Lower Ground floor level, with a communal small front garden and at the back of the building there is a small private patio at the same level as the flat. Also, at the back there is a very generous garden, one meter above the flat and patio level, which is split into private garden for the first part, and communal area to all residents of this building for the second part of the garden.

The front façade is South orientated, also the flat entrance and the flat bedroom with only one window. While, the other rooms such as kitchen, living room and garden are North facing with two windows and one patio door with single glazing. In whole flat there are five openings to bring light in; mostly North facing.

### **Proposal:**

Due to the restricted natural light, sun orientation, small single-glazing openings, and the floor level being below the ground level by one metre, it requires greater use of artificial light.

In an attempt to bring in more natural light, avoid the use of artificial light and make it more sustainable, we propose to replace the rear single-glazing openings with double-glazing windows and doors. On the side return wall – west elevation, we propose replacing the patio access door with a double-glazed window, of the same width, which will provide a kitchen with more storage. On the side return - rear wall, we propose replacing the existing window with double sliding doors and slightly widening the opening. The new layout, in addition to making the flat more fluid, will provide a more comfortable, healthier, and more sustainable living space. due to its position partially below street and garden level, it is also out of sight of other properties.

While this property's position, partially below street and garden level, allows for a private area such a patio, it is also privileged because is out of other properties' sight. Therefore, the sliding doors are not visible at full height but only at one meter above the ground, which is equivalent of a window's visual impact. We believe that with this we are in line with the preservation of the building's character and at the same time improving the quality of life of the inhabitants of this property, as well as providing the maintenance of the building.

### **Design Strategy:**

We are looking to create a more secure, convenient, agreeable and efficient living space, without compromising the distinctive character of the original building. We feel that our proposed redesign would accomplish these requirements.

### **Use:**

The use of the property will remain as residential.

### **Access:**

The building access remains as existing.

### **Conclusion:**

Our proposal will transform the existing dark, artificial-light space into a more natural lighted, comfortable and acceptable living space for the family. It will complement the existing flat, in a similar way similar to other properties in the neighbourhood.