

# Belcher Hall Associates

## Interior Design

10.10.2023

Ref: 13A Mornington Place, London NW1 7RW

### Design and Access Statement

To be read in conjunction with drawings 243:

- 01 Plans as Existing
- 02 Elevations and Section as Existing
- 03B Plan as Proposed
- 04C Elevations and Section as Proposed

This proposal relates to a first floor extension to an existing family dwelling house in the heart of the London Borough of Camden.

The extension will be 75 square metres in size, consisting of two double bedrooms with en-suites and a living room, all at first floor level overlooking the private garden.

The existing ground floor kitchen and dining space will be linked to the new extension via a new staircase to the rear of the property.

The extension's elevations will all be in zinc standing seam. New windows and doors will be double glazed units in hardwood painted frames. Rainwater goods will be concealed. New flat roofs will be in flexible GRP with Biodiverse green roof top layer. A bat box will be located on site.

The proposals are modest in comparison to previous granted applications in 2014 (single storey rear extension) and in 1998 the renewal of an expansive proposal for extensions at ground, first and second floors by David Chipperfield Architects.

Access to and from the property will remain as existing and there are no issues regarding overlooking. Off street parking will remain as existing.