

Flat 1 226 Camden Road

## Planning Application - Design and Access Statement

Flat 1 226 Camden Road

Camden

NW1 9HG

November 2023

This statement is provided in relation to a leaseholder's planning application for the construction of a single-storey rear extension and the renovation of the layout of a one-bedroom flat.

This document has been provided in support of a prior notification for a small home extension submitted to the London Camden by  
Paulo Afonso Architect

### **Introduction:**

The design and access statement should be reviewed in conjunction with the submitted drawings as integral components of the application. The design has received approval from the property owners.

This statement clarifies the essential design principles underlying the development.

### **Methodology:**

This report has been carefully compiled following an in-depth on-site analysis of the application site and its immediate context.

The desktop research encompasses a thorough review, considering the London Housing Design Guide, the Camden UDP and SPG Adopted in March 2000, and the latest approved applications in the vicinity.

### **Site Information**

The site is located on the Northeastern part of Camden Road. With entrances on the northeastern side from Canteloves Road. Additionally, the property is located, in a conservation area.



## The Existing Building

The site is currently occupied by a four- storey semi-detached house. It occupies the whole land plot including the front and rear gardens. It is accessed from a private entrance on the ground floor from Cantelowes Road.



The side Elevation



The back elevation



The front elevation



The studio flat

## **Design Principles**

### **Layout:**

#### **Main dwelling:**

The Lower ground-floor layout will undergo a redesigned to relocating the kitchen and the Bathroom to accommodate a new bedroom with an EN-suite on to the single storey rear extension. This adjustment allows for the creation of a small Sitting room. A Shower room is proposed towards the side extension and the new showers rooms will be illuminated and ventilated by a window on the side elevation. The expansive new kitchen will be situated where the bedroom was previously located.

### **Access:**

The current access to the property will remain unchanged.

### **Scale:**

The proposed single-storey rear extension will extend 4.435 meters on the ground floor and 2.58 meters in height. The new extension will not surpass the height of the existing wall, ensuring that passersby on the Camden Road sidewalk will not have visibility from the outside.

### **Appearance:**

The proposed extension will feature a new 300mm cavity wall, to match the existing dwelling. High-quality materials will be utilized, respecting the overall character of the block. The windows will be designed to match both the style and color of the existing fenestration. The flat roof will be inserted, completed, and prepared by the contractor. Inside the apartment the walls will be stud partitions to match the existing dwelling. The new French doors and the new two panels' doors will be resistant 30 minutes to the fire.

### **Conclusion:**

The materials and design of the proposal have been carefully chosen to provide additional space to the existing property, transforming it into a 1-bedroom flat. The scale, choice of material and design of the development addresses the recommendations of the Camden UDP SPG.

We therefore respectfully request that you support this application for planning permission.

### **Paulo Afonso Architect**

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