

Design and Access Statement

Undertaken on behalf of Tomasz Nowakowski

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Summary

This Design and Access Statement has been prepared on behalf of Tomasz Nowakowski..

The application it refers to proposes the roof extension to existing flat 4 at 62 Parkway, London, NW1 7AH. The alteration will include mansard roof extension with front and rear dormer windows to existing second floor flat and a flat roof with 3no. roof windows at the rear of the property, all in keeping with the building and area character.

Location

The site is located on the west side of Parkway within the close proximity to the Camden Town tube station and Camden Road overground Station. The properties in the area are characterised by businesses on the ground floor and residential or office use on upper floors.



Site description

No. 62 Parkway is a three-storey brick faced terraced house divided into 2no. apartments above the ground floor that is being used as a beauty parlour (*Sui generis*). The applicant is the owner of the top flat no. 4. The property borders with no. 60 & 64 Parkway and no. 12 Gloucester Crescent at the rear boundary.

Design intent

It is noted that there are several other similar mansard roof extensions in the vicinity of the host site, including to the immediate neighbour at No.60 with another neighbour at No.64 that was recently approved under application reference 2022/0207/P. The proposed mansard roof would closely match the neighbouring roof extensions in terms of form and scale. The majority of the properties now present rear extensions, of diverse sizes, heights and materiality. The proposed rear extension flat roof is to be of a similar style as a rear extension of the neighbouring property at no. 66-70 Parkway (Photo 1).



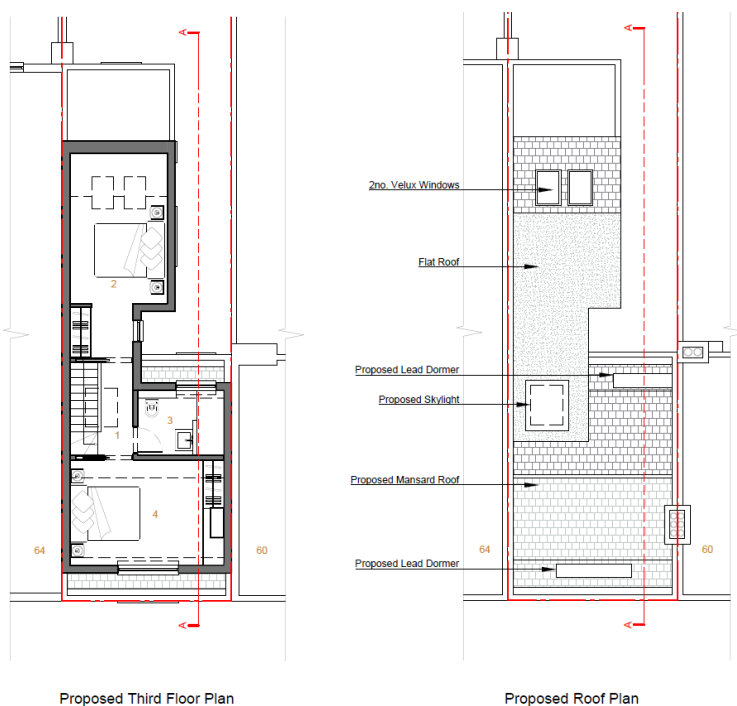
Photo 1: 66-70 Parkway

Flat 4, 62 Parkway
Camden
London NW1 7AH
30/01/2024



Photo 2: Parkway Bird's Eye View (Source: Bing Maps)

The proposed mansard roof extension will provide a high quality accommodation for a family of four. The new layout will allow the creation of 2no. additional bedrooms and a bathroom. The existing 1-bedroom flat will be extended by approx. 33.6m².



Flat 4, 62 Parkway
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Access

The existing access to the property remains unaltered.

Refuse and recycling

The existing refuse and recycling system will remain unaltered.