

13 HARMOOD STREET

Planning Application for a side and rear extension.

Design and access statement.
28th November 2023

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Design and Access statement.

13 Harwood Street is a two-storey, end of terrace house built in 1995 located in the Harwood Street Conservation Area in the London Borough of Camden. The house has 3 bedrooms, one bathroom, a living room, a kitchen and a conservatory constructed in 2004. The rear garden is 64sqm with access to the Garage.

The buildings are constructed in masonry and is externally treated with yellow brickwork, white painted timber framed windows and a pitched roof in dark concrete tiles.

The proposal is for a dining room off the kitchen with utility room and WC to the side. Upstairs the third bedroom will be converted to an en-suite. To improve energy efficiency; roof insulation will be upgraded, Mechanically Ventilated Heat Recovery (MVHR) will be installed, Solar Panels will be installed on the rear house roof, windows and front door replaced with thermally efficient equivalents and wood burning stove, with clearSkies 5 rating, installed.

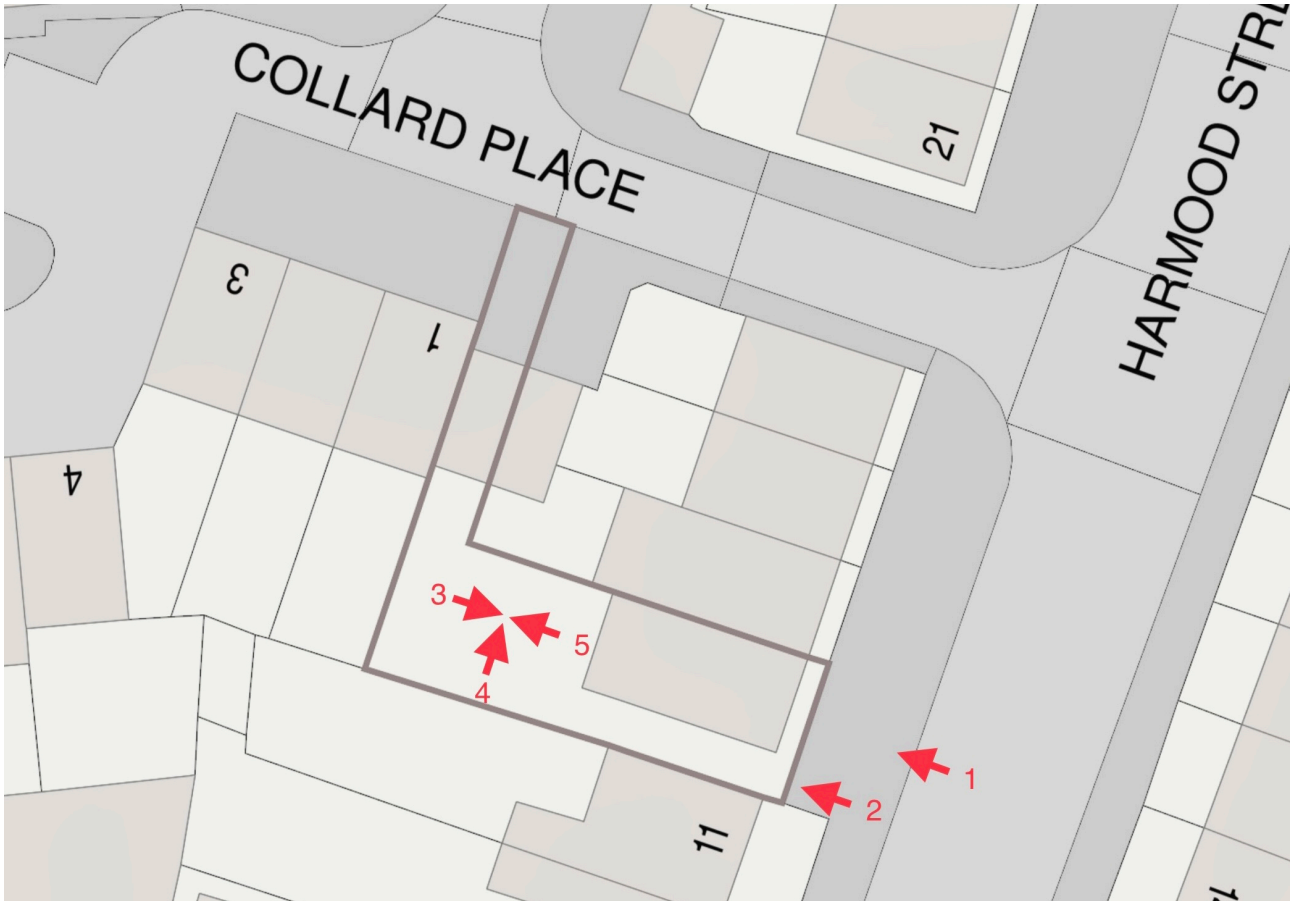
The rear extension and energy improvements have been designed to minimise the impact on neighbouring properties. The proposal is for a single-storey extension in brick, with a low pitched roof measuring 25 sqm. The extension occupies under 50% of the existing garden, it has been designed to align with next doors extension; to the other side is high wall, so it is not anticipated that the new extension will have a significant impact on the adjacent gardens.

The side extension is designed to be set back from the front, it is not anticipated that the proposal will have significant impact on the view from the street of the conservation area. The proposal will not affect any vehicular access in the area.

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Contextual photographs

The following drawing shows where key photographs were taken.



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Contextual photographs

1. Front Elevation of 13 Harmoood Street



2. View to side of 13 Harmoood Street



3. Rear Elevation of 13 Harwood Street



4. Rear elevation of 15 Harwood Street, showing extension



5. View of rear garden, facing 1 Collard Place

