

Design & Access Statement

For

41 Kelly Street, NW1 8PG

Householder Planning & Listed Building Consent for External Works

(Residential Property)

The property is a mid-19th century two-bedroom terrace house. It is one of 25 houses that make up the south side of Kelly Street in Camden Town.

The main access to the property is unchanged. The proposed changes to the kitchen, terrace, and bathroom seek to improve the accessibility of the outside spaces in line with modern-day living as has already been done by many other properties on Kelly Street. At present the only access onto the roof terrace is through the property's only bathroom, which is awkward and inconvenient. The proposed solution to this is to join the terrace and garden with a spiral staircase and replace the bathroom door with a window that is more in keeping with the character of the rest of the property. In addition, this proposal seeks to widen the existing door into the garden to allow the kitchen (which is a modern extension to the property – date unknown) to be opened more fully onto the garden.

As the proposed works is limited in scope, is not visible from the front elevation, and does not increase the footprint or shadow of the house in any way, it is felt that this work will preserve the character of the house while greatly improving the accessibility and usability of its outdoor space.