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**DESIGN AND ACCESS STATEMENT FOR GROUND FLOOR REAR EXTENSION AT 148
CAMDEN STREET, LONDON, NW1 9PA.**

The existing property is a five storey end of terrace building located on the corner of Camden Street and Bonny Street. There are five self-contained flats each located on a separate floor. The Basement has its own entrance from the external stairs from the pavement via the lightwell on Camden Street. The other four flats are accessed via the communal entrance and staircase adjacent the lightwell from street level. The Basement flat is a self-contained flat with sole access to the rear garden.

The existing building is in part fair-faced brickwork and part rendered and in reasonable condition with part timber windows and part UPVC windows to the front, side and rear elevations. The third floor has two dormer windows with a slate covered mansard type roof to the rear elevation.

The proposed scheme consists of extending the ground floor flat with an additional master bedroom with en-suite bathroom to create a two bedroom flat. There is a single storey element to the side of the building adjacent Bonny Street and the rear extension will follow the roof line of this parapet although the rear of the extension will slope down to meet the height of the glazed element of the adjoining building located at the rear.

The proposed extension will be constructed in fairfaced brickwork in London Stock to match the existing and the new roof will be a felt flat roof with brick parapet to one side. The new windows are to be white painted timber casement windows with the street facing window being at high level. The glazed rooflight element is to be in grey aluminium framing.

The communal staircase will be re-configured to allow entry to the rear extension below the staircase.

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