

DESIGNANDACCESSSTATEMENT

66MARQUISROADLONDONNW19UB

- Design Statement:

The property is a mid terraced property located on Marquis Road. The property is falls within camden square conservation area, which is primarily nineteenth century inner london suburb. It is a planned gridded street layout running parallel to and perpendicular from the camden road. The property consists of first and second floor flat and located Northern side of the Marquis Road.



Existing front view



Existing rear view

- The proposal consists of 2 nos. conservation style velux windows to the rear with associated internal alterations.
- New space saver stairs to be provided from first floor to the new loft floor level.
- The proposed development will provide extra room space for the new born baby in very near future.

- Access Statement:

There are no statutory requirements to provide level access to the building and no alterations are envisaged.

- Conclusion:

The proposed loft conversion will sympathies with the design and character of the existing property and the street scene. The proposed velux windows to the rear elevation is set back from both sides sides and eaves as per acceptable scale and design. It would significantly reduce the overlooking to the neighboring property.

The proposal compliments the existing and surrounding properties, does not alter its scale, character and respects the amenity, privacy, daylight and sunlight of adjoining properties, local character and street scene. it is designed according to council's guidelines for conservation area and other policies with no significant adverse affect to the neighboring properties and visual amenities of the neighboring conservation area.

Amrish Joshi
For MORE SPACE