

architectural**SERVICES**
planning for the future



DESIGN AND ACCESS STATEMENT FOR
83 ARLINGTON ROAD
CAMDEN
LONDON
NW1 7ES

7 DAY PLAN SERVICE	PLANNING PERMISSION	LISTED BUILDING CONSENT
PERMITTED DEVELOPMENT SPECIALISTS		CERTIFICATES OF LAWFUL DEVELOPMENT
BUILDING REGULATION SUBMISSIONS		STRUCTURAL ENGINEERS CALCULATIONS
FREE DESIGN CONSULTATION	LOCAL OFFICE	ONLINE TRACKING SYSTEM
ELECTRONIC SURVEYS	COST SAVING SPECIFICATION	2 DAY ENVIRO CONCRETE RAFTS
EXTENSIONS	LOFT CONVERSIONS	NEW HOUSES
		OUTBUILDINGS
		ALTERATIONS
FREE ADVICE	ALL WORKS CONSIDERED	SAP CALCULATIONS

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1. EXISTING BUILDING

The existing property is terraced property on Arlington Road, Camden. The property has rendered and brick walls on the front elevation and brick on the rear elevation with timber windows and doors under a tiled roof. The property has 2 lounges, kitchen, utility room, boiler room, 3 bathrooms and 3 bedrooms.

2. PROPOSAL

The application proposes to reduce the floor level by 500mm in the basement utility room, basement bathroom and basement inner hallway so that the ceiling height is increased from 2100mm to 2600mm. The basement is subject to severe damp and will be damp proofed with a cavity drain membrane system. The existing external door to the basement will be replaced as it has been subject to severe damp and no longer opens. The small roof section over the basement external door will be replaced like for like with a new roof as the current one has been damaged by mold and damp. New tiles will be fitted to the ground floor front entry steps that are similar to others in Arlington Road.

3. LAYOUT

The existing and proposed layout can be seen on the attached drawings marked up accordingly.

4. SCALE

The proposed basement conversion does increase the mass of the property and does impact on the property. Basement conversions are common in this area.

5. LANDSCAPING

There is no proposed alterations or changes to the existing gardens.

6. APPEARANCE

There is no visible change on the basement conversion. The only external changes are the basement door, tiles to the front entrance steps, and the small section of roof cover to the basement door. All will be in keeping with the existing property. There will be no changes to the window or external wall.

7. ACCESS

There is no change of access to the property.



Front elevation



Rear elevation

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Existing front steps



Existing roof over basement door

Existing basement door (from outside)



Existing Basement Door (from inside)

