

DESIGN AND ACCESS STATEMENT

SITE: 33 Lady Margaret Road, Kentish Town.

Date: 30th June 2012

EXISTING SITE

The existing property is a part four storey, part two storey semi-detached house that is currently subdivided into self-contained flats and bedsits.

PROPOSAL

The proposal is for provision of a single storey rear extension in line with the existing back addition and a similar extension to the rear of number 35 Lady Margaret Road. The intention is that this extension will form a further self-contained bedsit, and to enlarge the rear room of the next floor up in the main building so as to allow light into that room since the extension would otherwise cover the window

DESIGN

Whilst being of a design that is not in keeping with the original building, the extension has been designed to mirror the corresponding extension at the rear of the neighbouring property, although with some slight differences.

ACCESS

Although the front entrance door would be accessible for disabled tenants, the internal stairs would make the extension inaccessible, as is the existing rear addition bedsit.

The properties are on or close to a number of bus routes, and within easy walking distance of Kentish Town mainline and underground railway stations. There are also shops within easy walking distance.

PARKING

There is no parking available on the front of the property due to the minimal front garden. However, there is a considerable amount of street parking available in Lady Margaret Road. Most of the tenants will not have cars, relying instead on the rail/bus links mentioned above.

