

# MISCOMBE DEVELOPMENTS LTD

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## Design and Access Statement – 66 Patshull Road, Kentish Town, London 5<sup>th</sup> April 2012

### Requirements

This design and access statement has been produced to support planning application 2012/1354/P in regards to the very minor alterations to the rear of property known as 66 Patshull Road; which sits within a conservation area of Camden Borough Council.

### Use

The dwelling-house is for private use only for an established family. The family has expanded over recent years and the demand for further flexible living has been the result of this application.

The application seeks to allow for a second storey rear balcony overlooking a private rear garden which will add additional external space to an already very small garden. This is invaluable for a growing family. The application also seeks for a new glazed 'lantern-style' roof light over the kitchen area to add natural light to an already dark space.

### Scale and appearance

The scale of the proposed balcony will be in keeping with the existing vernacular. The railings to the rear of the balcony are to match that of the front of the house in terms of visual aesthetics and style, and the height to be no more than the required for safety reasons. The roof light over the kitchen will be reminiscent of the era; and will not detract from the visual appeal of the rest of the house and to match materials to that of existing. Both types of additions to properties along Patshull Road are very apparent and the application shows respect to that of its existing surroundings. It seeks to add and not detract, which the proposals demonstrate.

### Landscaping

There are no landscaping proposals as part of the application, although consideration is being given to the rear garden to link the balcony and the use of the garden.

### Access

All access to and from the dwelling is to remain.

### Layout

Layout has not been considered as part of this application as the main alterations are that internally.

### Conclusion

The proposals are very minimal and do not detract from the conservation area to which the property sits. The proposals are not excessive and are designed to harmonise within its existing context by using a palette of materials and architectural styles to match.