

Design and Access Statement

Prepared For

Proposed conservatory extension at 81 Kings Cross Road, Camden. WC1X 9LN

This Design and Access Statement has been prepared to accompany a planning application for a single storey rear conservatory extension to the existing ground floor dwelling. This statement should be read in conjunction with the planning application details and drawings.

The design Process

The existing property is a ground floor flat in a modern purpose built block of flats. The building has been constructed with a white render finish. The proposed extension is on the rear elevation of the existing building. The conservatory will provide additional living space to the flat giving access to the garden area. The extension, which will not be visible from the adjacent road, has been designed to enhance the existing facilities and will harmonize with the existing elevations and materials.

Amount and scale

The conservatory will be 6.4m wide x 3.0m deep x 2.2m high at gutter level.

Use

The conservatory will be an extension to the existing dwelling

Layout

The conservatory will be attached to the rear of the building, set in the existing garden area

Appearance

The conservatory will be formed with a white upvc frame and glazed panels. The side walls will have obscure glazing to provide privacy because of the proximity to the boundary.

Landscaping

The existing paved courtyard will be retained

Access

Access to the conservatory will be via a door from the existing living room. An external door will also link to the garden space.