

Planning and Built Environment
Camden Borough Council
Camden Town Hall
Judd Street
WC1H 9JE

12 January 2012

Ref: 026_PL_007- D&A

PLANNING APPLICATION: 29 ROUSDEN STREET, NW1 0ST
TOWN AND COUNTRY PLANNING ACT 1990

Your ref: 2012/0061/P

Dear Sir/Madam

Further to your correspondence dated the 12th January with reference to application 2012/0061/P, I attach the following information to support the previously issued information.

026_PL_006 – Proposed Roof Plan

026_PL_007 – Design & Access Statement (included in this document)

DESIGN AND ACCESS STATEMENT

Use:

The property is currently a three bedroom residential dwelling. The proposal is to increase the number of bedrooms to four by converting the roof space. Furthermore, at present there is a small galley kitchen on the ground floor, the proposal is to increase this to provide a kitchen appropriate to a dwelling of this size.

As previously stated, a similar extension has been recently carried out at the neighbouring property No. 30 Rousden Street (2005/4059/P).

Amount:

The increase in gross internal floor area for the property is 37sqm.

27sqm – Roof extension to create an additional bedroom and bathroom.

10sqm – ground floor kitchen enlargement.

A balcony is proposed at third floor level to the rear of the property – 2.4sqm

Layout:

The proposed works to the ground floor; increasing the kitchen area will provide suitable facilities for a property of this size. The inclusion of a lightwell within the demise maximises the daylight to rooms on the ground floor.

The proposed works to the roof area extend the existing stair to reach this level with the incorporation of a new bedroom with en suite bathroom facilities. A small balcony is proposed to the rear of the property that is both in keeping with No.30 Rousden Street and other rear elevations of Rousden Street. As the property overlooks a raised railway line there are no concerns with overlooking or loss of privacy. Please refer to attached photos within application documents.

Scale:

The roof extension to the front of the property maintains the existing parapet line and the proposed extension is set back from the parapet.

The proposed works to the ground floor are similar in scale to the existing rear extension.

Furthermore, the extension will not exceed the height of the existing boundary walls.

Landscaping:

As existing.

Appearance:

The proposal is designed to be sympathetic to the existing and neighbouring buildings and the surrounding area. The roof extension is designed to be clad in hanging tiles which is typical of roof extensions in the area.

Access:

The access to the property remains unchanged.

If there is any further information relating to the above application please do not hesitate to contact me.

Yours faithfully,



KATHRYN MANNING
Architect RIBA