

DESIGN & ACCESS STATEMENT

162 Camden Road, NW1 9HJ

Context:

The site comprises a semidetached three-storey property divided into flats. The site is not listed and it is located within the Camden Square Conservation and primarily residential area where there are a variety of different architectural style buildings.

The building is located on the East side of Camden Road.

Access:

Pedestrian access to the front of the site is via Camden Road with parking in Residential Permit designated areas. There are very good links to public transport and Camden Overground & Tube Stations are within a few minutes walking distance.

Planning History:

- 09-03-2011 Continued use of a 1 bedroom first floor flat as a residential dwelling (Class C3) - Granted
- 23-09-2010 Retention of use of second floor (roof space) as a self contained flat (Class C3) – Granted
- 17-11-2011 Continued use of 1x2 bedroom lower ground (front) and ground floor maisonette and 1x1 bedroom lower ground (garden) floor (rear) flat as self-contained residential units (Class C3) - Granted

Proposed development:

The Client has recently acquired 162 Camden Road and seeks Full Planning Permission to add a new small glazed Conservatory to Basement Flat and a new Terrace on the First floor, with the planned locations at the rear of the site on South-East elevation. The Client also proposes to reconfigure flat layouts and carry on refurbishments and internal alterations to improve the quality of living space.

The proposed double glazed Conservatory will create amenity space and add natural daylight to Basement Flat 01. The materials used will be in keeping with the external appearance of the building.

The First floor Terrace aims to add amenity space to Flat 03 and has been designed with addition of obscured toughened glass privacy screen. There are a number of Rooftop terraces opposite the rear garden of the house.

The Client would also like to replace existing two Roof lights with new ones.

The proposed Roof lights are flush fitting "Conservation style" in keeping with the character of the building and comply with Building Regulations. The proposal intends to improve the amount of natural daylight and ventilation to the bathrooms on Flat 04.

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