

## **Design Statement – Rev. 1**

**197-199 Royal College Street, London, NW1 0SG**

### **The Site**

The site is situated on Royal College Street, a main thoroughfare linking Camden Road with Kentish Town Road. Royal College Street is a highly accessible road, only 5 minutes walk from the shopping amenities of Camden and Kentish Town.

Camden Road British Rail Station is only 250 feet away and Camden Town Underground Station only 1400 feet away. Furthermore numerous bus routes operate along Camden Road and Royal College Street.

The local bus network also offers access to the following underground stations:

- Kentish Town Underground Station
- Archway Underground Station
- Mornington Crescent Underground Station

### **The Proposal**

The proposal is for the erection of a two storey rear extension, together with internal alterations to existing HMO and replacement of timber sash windows.

The property is currently a HMO consisting of 8 rooms per building (16 rooms in total). The rooms are substandard and below the minimum requirements. The proposal is aimed to make alterations to the existing buildings together with the erection of the 2 storey rear extension. These works, together with the reduction of rooms from 8 per dwelling to 7 (14 in total), will allow for the remaining rooms, together with the bathroom facilities to be bigger in size, therefore allowing the HMO to comply with the current standards. The flats on the top floor will also benefit from rear dormers allowing for comfortable head room within the staircase together with comfortable access into the flats.

### **The Design**

The external character of the property to the front façade will not be altered as no additions to the property are proposed. To the rear, we propose the erection of a two storey rear extension with a new flat a roof.

Furthermore, the windows are to be change with new double glazed timber sash windows as part of the application.

To the rear, there is a two storey rear extension which is 3 meters in depth at lower ground level and 2 meters in depth at upper ground level. The reduction in depth is so that the extension does not become obtrusive and overbearing on neighbouring

properties. The extension is to be constructed in block cavity with render painted white externally – matching the existing building. The extension is a vital part of the development as it allows for an increase in floor area assisting in the improvement of the current HMO.

Internally, the property is to be refurbished and adjusted so that each building can accommodate 7 rooms. The layouts have been designed to take into account minimum standards for HMO rooms, together with providing well sized bathroom facilities.

The proposal also includes the addition of 2 dormers at roof level, allowing a for better access into the loft rooms. The dormers are to be clad in slate to match the existing roof.

### **Access**

Any access limitations are due to the existing site levels and unfortunately these cannot be altered.

### **Existing Areas**

- Site Area 238m<sup>2</sup>
- Existing Building Area 165m<sup>2</sup> (330m<sup>2</sup> in total)
- Rooms per Building 8no. rooms (16 in total)

### **Proposed Accommodation and amenities**

- Proposed Building Area 190m<sup>2</sup> (380m<sup>2</sup> in total)
- Rooms per Building 7no. rooms (14 in total)

NP Nov. 2011