

SITE: 1A IVOR STREET, CAMDEN, NW1 9PL

DESIGN & ACCESS STATEMENT – 2

29.11.2011

Objective

The client's property is a three storey, end of terrace house in the Jeffrey's Street Conservation Area.

The building had originally a plinth and railings on the front boundary to the pavement with stone steps to the front door

The objectives are :-

1) To reinstate traditional railings and stone steps to give an authentic appearance as other houses in the street.

Physical

The site is generally rectangular of 127 square metres, the rear of the property facing approximately north west. There is a small raised front step and area to the street and a long garden at the rear.

Impact

The railings will be no higher than neighbouring properties and have negligible impact on the surroundings.

The first floor extension is set back from the flank wall and facing north west will not reduce natural light to neighbouring properties.

Use of traditional materials will positively contribute to the street scene

Social and economic impact on the locality will be negligible.

Access

The new enclosed space will be accessed from a new gate.

Planning Policy

Since the site falls within the Jeffrey's Street Conservation Area the scheme has been designed in sympathy with the Council's policies and with regard to the existing buildings in the locality.

Immediate neighbours will be advised of the proposal.

