

JOHN L SIMS

BUILDING SURVEYOR

2 CRANEFIELD DRIVE

GARSTON
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DESIGN & ACCESS STATEMENT

67 CAMDEN ROAD, LONDON NW1 9EU

ASSESSMENT

67 Camden Road, London NW1 9EU is a first and second floor purpose built maisonette above a shop in a terrace of six similar properties. The property is situated in Camden Road, London NW1 9EU which contains a variety of different buildings consisting of shop at ground floor level with accommodation above. The proposal is to extend the property by removing the existing London 'butterfly' style roof and to erect a front mansard and rear dormer so as to provide additional accommodation at loft level and in addition to build up above the existing rear wing at mezzanine level to provide an additional bathroom.

No consultation has taken place with local groups prior to the submission of this application.

EVALUATION

The loft conversion is the most appropriate method of providing much needed additional space for the owners of the property as their family increases in size. The local housing market is such that a move to a larger property is difficult from a financial point of view and the proposed loft conversion will not only provide my clients with the accommodation they need, but will modernise the existing maisonette and bring it up to today's standards with regard to thermal insulation thus significantly reducing its carbon footprint.

DESIGN

The front mansard/rear dormer design has been chosen as this is the generally accepted method of providing roof space accommodation in a property with a London butterfly roof. There are many examples of this type of conversion in the immediate locality including the three properties immediately opposite the site, thus the street scene will not be adversely affected by this conversion. The rear mansard has been designed in accordance with the Local Authority Design Guidelines in that the existing butterfly parapets have been retained and a new mansard wall with Velux windows is to be installed behind the existing parapets thus retaining all original features.

USE

The proposal is to provide enhanced bedroom and shower room accommodation to the existing dwelling.

ACCESS

Access to the property will be via the existing entrance hall and staircase.

J.L. Sims
18th May 2011