

Planning Services  
Camden Town Hall  
Argyle Street  
London WC1H 8EQ

11<sup>th</sup> January 2011

**REF: 070 Churchill Design & Access Statemnet**

**Design**

The design strategy is to extend the existing kitchen block at the rear of the dwelling into the side passage, and by one meter, into the rear garden. The extension will be at ground level and first floor. Although the first floor extension will only occupy half of the ground floor extension. The existing kitchen block will be semi demolished and incorporated in the new design. The proposed first floor block will have green roof with native sedum and wild flowers. The rear elevation will be in line with No19 Chuchill Road as agreed with Hugh Miller the appointed planning officer. The ground floor block with have a timber terrace on it's roof.

We are also proposing to install a small freestanding timber bicycle shelter in the front garden area. This area will also be concealed from the pavement by the introduction of small bushes to allow for more privacy and it will help conceal the shelter. It has been agreed that the current ground level will be taken as the existing level. The shed will be sunken by 300mm to comply with the requirements under Permitted Development, hence the designis only included as informative.

**Use, Appearance & Access**

The existing property is a three storey Victorian terraced house consisting of ground first and second floors. It's current use is residencial and is a single dwelling unit. The appearance of this property will be no different from any other on this street since it is not the only one with bushes or even bicycle shelters. The work proposed will not affect pedestrian and vehicle access and there will be no effect on waste storage and collection.

**Layout**

Currently the property has a traditional Victorian terrace layout with a front and back room on each floor and the kitchen and bathroom in the rear block. The new layout will not affect the main building but will make the kitchen large and the bathroom. There are no issues of over looking or loss of privacy to the neighbours.

Yours sincerely,

Sebastian Camisuli

On behalf of:  
Martins Camisuli Architects