

Design and Access Statement

37 Bayham Street, Camden, NW1 0AA

Aug 2010

Local Authority: London Borough of Camden

Date: August 2010

Site Address: 37 Bayham Street, Camden, NW1 0AA

Agent: Temple Chartered Surveyors, 13 Oakdale Avenue, Kenton, Harrow, HA3 0UJ

Introduction

- To communicate to local authority planning services, the scheme design in full and to secure their recommendation for planning approval.
- To provide the opportunity for final debate upon any fundamental design and access principles prior to determination and project procurement.
- This statement accompanies an application for the removal of the existing mansard slate tiles and reconstruction in brick, the construction of a new mansard roof , new front parapet wall, rear terrace at third floor.

Summary

Full Planning permission is sought for the removal of the existing mansard slate tiles and reconstruction in brick, the construction of a new mansard roof , new front parapet wall, rear terrace at third floor. The proposal will result in a number of planning benefits:

1. The construction of the mansard roof at third level will add an additional bedroom and provide an outdoor terrace.

Existing Context

The Site and Surrounding Context

The application site is located on Bayham Street and is within the Camden Town conservation area. The existing property is a single family dwelling over three floors. The existing building is not listed and is not considered as site of archaeological interest.

The existing building is finished in brick with an existing mansard in a slate cladding.



Streetscape View



Rear View of Application Property

The Proposal

Our proposal entails the construction of a new mansard roof which will house a bedroom and an outdoor terraced area. The proposed mansard roof will be covered in slate and the balustrade for the terrace will be glazed.

The removal of the existing mansard slate will be reconstructed in London Stock brick and all windows will be timber framed painted white.

We proposed to increase the height of the front parapet wall in order to mask the windows on the mansard roof. The proposed increase in height of the parapet wall will match the existing property at No.33 & 39 onwards, and will be constructed from London Stock Brick.

There are no public spaces as part of this development and there are no access alterations as part of this application.