



The Poppy Factory
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Date: 26 July 2010
Ref: RPR – 26.07.10

Camden Council
Camden Town Hall
Judd Street
London, WC1H 9JE

DESIGN & ACCESS STATEMENT

For:
Basement & Ground Floor Flat,
104 Regents Park Road,
NW1 8UG

DESIGN

Single storey rear extension at ground level with associated balcony:

The proposed ground floor rear extension has been designed and detailed to respect the scale and character of the existing building and its neighbouring properties. The extension shall be built in white painted rendered brickwork, timber framed doors and windows, and a lead roof with aluminium skylight in sympathy with the surrounding properties.

The proposed ground floor single storey rear extension will sit above an existing extension at basement level. The extension is confined to the rear of the property and sits behind the line of the neighbouring rear extension at No.106 and the rear addition at No.104, resulting in very minimal visual impact on the existing street scene to the rear of the property. Photomontage No.1 demonstrates the sympathetic and minimal impact the proposed extension will have on the street scene from Chalcot Crescent.

The proposal includes a small balcony area which will add much needed outside space and greenery to the property. The balcony floor will be constructed of structural glass so as to gain the correct environmental levels of natural light into the basement area. The balustrading shall be painted steel railings so as to remain in keeping with the surrounding properties.

The balcony area sits within the height of the neighbouring garage and thus cannot be seen from the adjacent street scene. The balcony area is not overlooked by any neighbouring windows and so has no privacy issues associated.

The front elevation of the property shall remain unchanged.



SCALE

The scale of the existing building is not adversely affected by the proposals. The proposed rear extension has a small footprint of 6m² and is well within the scale of neighbouring extensions.

LIGHT & SHADOW

As the proposed extension sits within the confines of the neighbouring extension at No.106 and the existing rear addition, there is consequently no effect on neighbouring properties in terms of over-shadowing or loss of light.

SUSTAINABILITY & ENVIRONMENT

The application proposes to use sustainable materials where possible and recycle brickwork and lead where possible during construction. All new elements – doors, windows, rooflights, walls and floors will be constructed in accordance with Part L providing high levels of energy efficiency. The scheme will provide good levels of natural daylight and sunlight and will result in a better amenity space for the occupiers.

USE

The proposed rear extension will be for the sole enjoyment & use of the current occupier.

ACCESS

Both pedestrian and vehicular access to the property will remain unchanged.

CONCLUSION

To conclude, the design of the extension and balcony area add much needed space to this family home and do so to be harmonious with the building for which precedent has already been set. The design has taken into consideration many of the UDP policies that are central to the Councils approach to this type of work.

Yours sincerely,
Massimo Minale (BAHons Cantab March UCL ARB)