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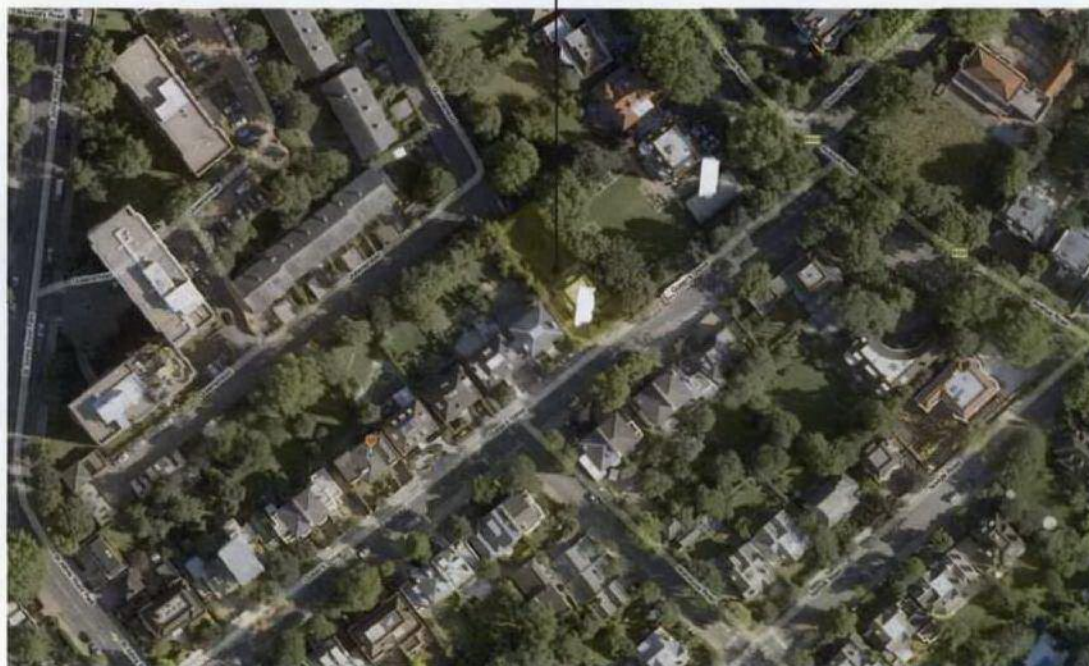


Design & Access Statement

38 Queens Grove
 02.08.2010

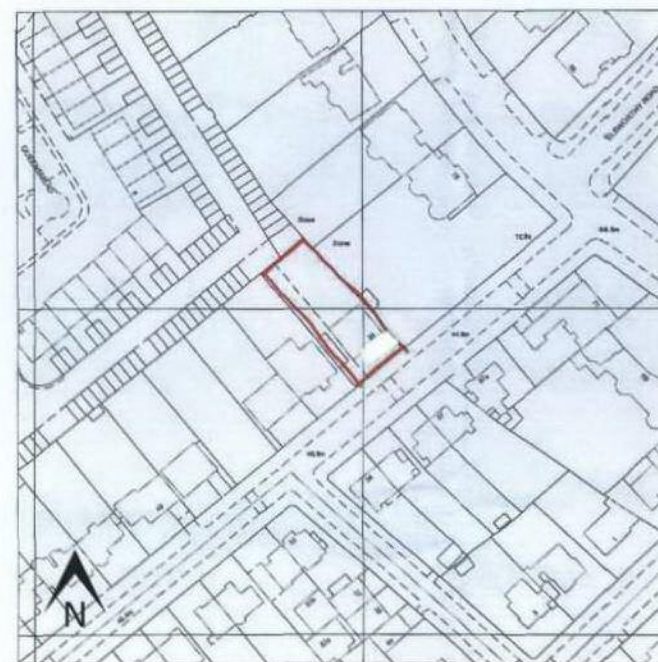
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38 Queens Grove



The property is located at no 38 Queens Grove, NW8 6HH. The application site is a detached two-storey (+ roof accommodation) single dwelling house on the north-west elevation of Queens Grove.

The building is not listed and is not located within a Conservation Area.



38 Queens Grove



-Eastern Isometric View



-Western Isometric View



-Front View from Queens Grove



-Rear View of Main House from Garden



-Front View of 38 Queens Grove from Driveway



-Rear View from Gardens

<u>Application Number</u>	<u>Development Description</u>	<u>Decision</u>	<u>Date</u>
2009/0971/P	Erection of single storey timber framed conservatory at rear ground floor level in connection with the existing single-family dwelling house.	GRANTED	05/05/2009
CTP/J7/3/2/3762	Erection of a new dwelling house with double garage and the formation of a new crossover thereto at 38 Queens Grove, Camden.	CONDITIONAL	28/06/1967

The proposal involves the enlargement of the existing mansard roof above the garage to provide additional ancillary accommodation at first floor level.

This would involve raising the existing roof level by 1.44m and the installation of 2 dormer windows on the front and rear facades.

No changes are proposed to either the interior or exterior of the main house.



Proposed First Floor Plan



Proposed Rear Elevation - 1:100 @ A3



Proposed Front Elevation - 1:100 @ A3