

DECEMBER  
18 2009

## DESIGN AND ACCESS STATEMENT

For

### **65 CAMDEN SQ NW1 9XD with 29 CAMDEN MEWS NW1 9BY**

This Application is a renewal of an existing Planning Consent. There are no alterations to the original scheme.

Planning Permission was granted on 12<sup>th</sup> July 2005

Appeal No. APP/X5210/A/05/1175568 associated with 2004/4280/P.

#### PROPOSAL:

Most operations will involve substantial alterations to 65 Camden Sq. However, the scheme will also be combined with 29 Camden Mews, with minor alterations.

#### EXTERNAL

The general appearance of No 65 Camden Sq. will be transformed with a stucco finish and slate roof. Details will blend with neighbouring Victorian properties in Camden Sq. and Camden Rd. All windows and doors will have traditional features.

The existing house will be substantially altered at Ground Floor and 1<sup>st</sup> Floor levels. A new basement will be created and the roof completely re-designed. There will be a small ground floor extension along the boundary with 16 Murray St.

The front of the house (Murray St Side) will have two bay windows at ground and first floor levels. On the Camden Mews Side there will be a new wing with a lower roof level. This wing will extend over a previous extension to No 29 Camden Mews and will join on to the original side of the mews house.

#### INTERNAL

The new basement will contain a Gym, a large Store Room and a Utility Room.

The ground floor will have a large open-plan living room, and archive room and a large lobby/stair-well/store and WC. There will also be access to 29 Camden Mews.

The 1<sup>st</sup> floor will have two bedrooms with en-suite bathrooms and a study/dressing room linking to the 1<sup>st</sup> floor of 29 Camden Mews.

#### ACCESS

The existing pedestrian entrance to 65 Camden Sq. is via a gate opening onto Murray Street. An additional Access has been installed onto Camden Mews.

16<sup>th</sup> February 2009.