

## **Design and Access Statement**

The existing ugly single storey extension to this attractive Victorian building was, we believe, constructed in the 1960s and was built very poorly and completely out of character with the rest of the building - the bricks are a completely different texture and colour and the windows are steel casement as opposed to timber sash as elsewhere in the building.

Our intention is to demolish the extension and replace it with a new and enlarged one which is in keeping with the past of the building and which uses materials, which are as similar as possible to those elsewhere on the elevation of the building along Parsifal Road. The door in the new extension will be supplemented by three windows, in the same style as those in the rest of the building along this elevation. Apart from the dramatically improved look of this extension compared with the previous one, which was an eyesore, the added attraction of this development is that it will be possible to re-site the existing lounge, which is very dark into this new brighter space overlooking the garden. In addition, it will remove the existing lounge from under the master bedroom of the flat above.

We believe that not only will the applicants benefit but so will the upstairs neighbour from a reduction in noise transference through the ceiling.

**Please note that an application along similar lines, and with exactly the same floor area as is proposed under this application, was submitted for planning in 2007. The application reference 2007/5039/P was granted full planning permission.**

The building is owned by Camden Council and since the grant of planning permission in 2007, Camden Home Services has refused to let us undertake the works. However, Camden Home Services now appears minded to approve the extension subject to the following changes to the previous application:

1. Lowering of the roof and constructing it with asphalt
2. Dropping the plan to have a rooflight
3. Dropping the proposed plan for a new front door within the two-storey section of the building.

It will be clear from the drawings that the roof line has been substantially reduced from what was previously proposed, thus significantly reducing the bulk of the structure. The back door, which is in the existing extension remains, but as stated earlier, is now set off against three windows in the style of the rest of the building.

The only real change is the addition of two new windows on the opposite side of the Extension, but these will be fitted with obscured glass so that we cannot see into our neighbour's garden through these windows. This neighbour is supportive of this application and this new design element.

We have already submitted plans for pre-application advice and the response received was that our proposals were considered acceptable. Since then, we have further lowered the roof level.

We believe that our proposals will greatly enhance the look of the building and the outlook from the neighbouring properties thus improving the whole streetscape of Parsifal Road.

Martin Phillips  
Agent

18 February 2010