

Planning Services
Camden Town Hall
Argyle Street
London WC1H 8EQ

2 November 2009

REF: 063, 12 Evangelist Road Design & Access Statement

Design & Access Statement

Design Process, Appearance & Access

The design strategy is to refurbish and extend the existing ground floor flat. The internal works involve the creation of light well, the external works comprise the extension of the rear of the building by two metres into the garden. The existing character of the back buildings will not be affected. A series of disparate extensions over the years has created a random series of volumes. The proposed extension will have an intensive green roof with native sedum and wild flowers.

Use

The existing property is the garden flat of a terrace house. The works will have no effect on the street appearance of the property, no effect on pedestrian and vehicle access, no effect on waste storage and collection and no effect on neighbours and materials.

Layout

The existing garden flat is accessed from a communal hall. This will not be altered. Currently the property has two bedrooms, one facing the street and one facing the garden. The proposed layout keeps the street facing bedroom and locates the second room in the middle of the property. An internal light well is devised to bring light and fresh air to the middle of the building. The rear wall is extended back into the garden by two metres to allow for an open plan kitchen and living space. There are no issues of over looking or loss of privacy from the neighbours.

Yours sincerely,



Sebastian Camisuli

On behalf of:
Martins Camisuli Architects