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**158 CAMDEN HIGH STREET, LONDON NW1 ONE  
CONVERSION OF EXISTING FLAT AND MAISONETTE  
INTO 3 SELF CONTAINED FLATS AND 1 MAISONETTE**

**Design and Access statement**

**Amount**

The application site comprises of the first, second, third floor and loft of an existing mixed-use building. No works are proposed to the existing basement or ground floor other than to upgrade the residential entrance, renew the entrance door and upgrade the internal finishes to the residential lobby.

**Layout**

The proposal is to extend the existing first floor flat at the rear and create a new two bedroom flat. The existing second and third floor maisonette will be extended at the rear on the second floor; this second floor will become two one-bedroom flats and the third floor and loft space will become one three-bedroom maisonette.

The existing lobby and communal stair serving the upper floors are to be retained. A door will be placed on the second floor closing the remainder of this stair from communal use and making it the private stair within the proposed maisonette.

**Scale**

The floor area of the existing building will be increased by 72 sq.m. across the first and second floors with the new rear extension. The second floor (loft) of the proposed maisonette will be contained within the existing loft area, a new dormer window will provide increased head height to make this loft space more habitable.

A total of four new self-contained dwellings are proposed, this includes a mixture of unit sizes from one to three-bedroom. The two and three-bedroom units have external terrace areas. The units have been designed to meet with the Borough's minimum floor space requirements. The internal floor areas and flat types can be summarised as follows:

	Dwelling Type	Beds	Internal Floor Area	External Space
Unit 1	Flat	2	77 sq.m.	16.9 sq.m.
Unit 2	Flat	1	45 sq.m.	N/A
Unit 3	Flat	1	41 sq.m.	N/A
Unit 4	Maisonette	3	92 sq.m.	50.2 sq.m.

**Appearance**

The proposed additions to the property comprise an extension to the rear of the site on the first and second floors to match the extent of the extension to the neighbouring 156 Camden High Street. This proposed extension is clearly attached to the main bulk of the building and simply removes the 'stepped' shape of the existing rear elevation roofline. We are also proposing a vertical extension to the stair

core at the rear with a new dormer in the existing roof running between this extension and the party wall of No. 160. (As shown on drawing 234A(PA)107)

The brick used for the extension will match the existing building in both type and bonding. The proposed new windows / external doors will be timber framed and finished in black. The flashing to the proposed dormer will be in a colour to match the existing roof flashing. The proposed external railings and spiral stair will be in steel and finished in black.

These external alterations will not be visible from the streets surrounding the site and will have no visual impact on the street scene or streetscape. The opposite building at the rear of the site (No. 4 Greenland Place) is a commercial property, the windows of which have been blocked up at first floor level using external brickwork. The windows at second floor level have been obscured internally. There would therefore be very limited views of an extension of 158 Camden High Street from the property immediately opposite the site. We have included photos of the building opposite on photo sheet 234A(EX)98.

Generally the rear elevations to the surrounding buildings in Camden High Street and Greenland Place have previously been altered and extended. Accordingly these rear elevations are a combination of differing extensions of varying materials and architectural style.

#### Access

The site is well served by public transport and is within easy walking distance of Camden Town and Mornington Crescent London Underground Stations, Camden Town British Rail Station and numerous bus routes.

The existing constraints of the site are such that level access to the property and upper floors is not possible, there is no opportunity to provide a lift within this traditionally constructed building. There are no current facilities for disabled access on site and the existing arrangement and requirement to retain the existing façade makes physical alterations impossible to achieve full compliance with the Disability Discrimination Act. The existing staircases are not of sufficient width to provide a chairlift arrangement without adversely affecting means of escape.