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DESIGN AND ACCESS STATEMENT

62 CAMDEN SQUARE LONDON NW1 9XE

(Read in conjunction with full plans application submitted 30th March 2007)

The site for the proposed building is at the south west end of an extensive garden to the rear of an attractive four storey detached Victorian House to the Murray Street frontage. At present the site is occupied by a single storey brick construction originally designed for use as an artists studio but more recently has been used for storage and workshop purposes. The building is in poor structural condition.

Full planning approval was granted on the 31st July 2006 (application ref' 2006/2557/P) for demolition of the building and construction of a single storey brick studio; a residential annexe to the main house. This application is essentially for an amendment to that earlier approval.

The application site adjoins three other properties separated by brick walls generally about 1.5m high.

There are no plans to alter entrances to the property unnecessarily. The proposed studio will be used as an annex to the main house.

The design is based on traditional construction of external brick walls and slated roof slopes between gable end parapet walls capped with lead. The living space is maximized by insertion of a sleeping gallery in the roof space over approximately half the main floor area. Overall the building blends well with other construction in the area. It will relate well to the varying scale of adjoining properties and will be an attractive improvement over the existing dilapidated property.

All works will comply with statutory regulation requirements and the energy efficiency of the property will also be fully compliant. Lifetime Homes standards have been taken into account in the design.

Photographs of the existing building and property adjacent to the application site are attached.

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