

THE HUTCHINSON STUDIO
ARCHITECTS

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Development Control Planning Services
London Borough of Camden
Town Hall
Argyle Street
London
WC1H 8ND

15 SEP 2006

7/9

FAO: John Carter

Application Reference: 2006/4054/INVALID

14th September 2006

Dear John Carter,

14 Marsden Street, London NW5 3HD
Roland Allen and Sarah Johnson

Further to your letter, dated 7th September 2006, notifying us that our Planning Application for the above address was incomplete, we now enclose a design and access statement, as requested.

We sent the drawings listed below to you, along with our initial application on 31st August, which you have retained.

Existing plans, sections and elevations (HS 1705/01)
Proposed plans, sections and elevations (HS 1705/04)
Location plan (HS1705/05)

We trust that the above drawings and the design and access statement will provide you with all the required information.

Yours Sincerely,



Lauren Dutton
The Hutchinson Studio

14th September 2006

**Design and Access Statement
14 Marsden Street, London NW5 3HD
Roland Allen and Sarah Johnson**

Number 14 Marsden Street is part of a private residential terrace, constructed around the turn of the 20th century. The property currently contains two separate dwellings. The proposed loft alterations are required to provide a small bathroom and storage area to the front, and a bedroom towards the rear creating limited but essential extra living space for the owners who have a young family. The accommodation requires that the changes extend beyond the original building envelope, however, in doing so both the local Planning Policy and the social context have been respected.

The proposals are for a half storey roof extension of floor area less than the existing roof area allowing the extension to be set back from the front façade of the existing property thus not being visible from the street. It will therefore not infringe on the character of the street as it respects the front roofline of the existing terrace.

The size of the extension has been reduced as far as is possible. This ensures that it is subservient to the parent building and that it is not unduly prominent or overpowering to the street in general. Furthermore, it does not result in loss of amenity to the adjacent properties; it does not result in their loss of sunlight, daylight or alter their sense of enclosure.

The proposed extension respects the existing building, observing Local Planning Policy, in that the design does not cause any loss of architectural features to the front or back of the property. The shape of the roof at the rear acknowledges the existing butterfly roof and parapet beneath. The sensitivity in the treatment of the front and rear elevations can be seen on drawing HS1705/04.

The extension is enveloped, to the rear, by a semi-translucent fixed glass wall and therefore it is impossible to view the surrounding properties from the extension, thus fully respecting the privacy of the neighbours.

As this is an extension to an existing, privately owned, residential property above ground level disabled access is not required, or appropriate, therefore provisions have not been allowed for this. The users do not require independent access to the extension and it will be accessed through the existing dwelling. Also, there will be no need for any changes to the vehicle access route to the property and the occupants parking arrangements will remain the same.