

19 Camden Mews London NW1 9DB
Design and Access Statement
(accompanying planning application submitted 17.07.14)



General view from Camden Mews

Summary

The application is for a part ground and first floor extension and loft conversion with rear dormer window. The proposals would provide additional residential accommodation for the applicants.

Planning History

Planning permission was granted in 2004 for a ground floor side and rear extension which was partly implemented ref 2004/0461/P.

Planning permission was refused in 2013 for the erection of rear and side former windows ref 2012/2087/P.

The property lies within the Camden Square Conservation Area and is listed as making a positive contribution.

The proposals have been prepared in accordance with the guidance given in Camden Planning Guidance 2011 and The Camden Square Conservation Area Appraisal and Management Strategy 2011.

Following the refusal of permission in 2011, pre-application advice has been received from the Council and the current application prepared accordingly.

Use

The property is in residential use and is a 2 storey semi-detached single family dwelling house.

No change of use is proposed.

Layout

The conversion of the attic space to make useable space is self-explanatory. The side extension will provide an adequately size bedroom for the applicants' daughter.

Scale

The side extension is designed to be a subordinate element to the host building. It is set back from both the front and rear elevations by 1600mm and the ridge of the extension will be set down from the main ridge height by 1 metre.

Appearance

The design and choice of materials are to be proposed to compliment the existing character of the houses. Brickwork, windows, roof tiles and form will all match the existing appearance of the house.

Landscaping/ AmenitySpace

There will be a modest reduction in amenity space to the side front of the property – but this is a narrow space which is currently difficult to use as external amenity space.

Adequate amenity space will be retained for the house totalling 91m².

Access

Inclusive Access : the proposals provide for level entry wheelchair suitable access to the scheme to the ground floor side extension.

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