

DESIGN & ACCESS STATEMENT 115 CAMDEN MEWS

Re: PROPOSED CHANGE OF USE of GARAGE TO A HABITABLE ROOM, BUILD UP OLD GARAGE DOOR AND PROVIDE TWO SASH WINDOWS AT GROUND FLOOR

1. It is proposed to change the use of the building.
2. **CHANGES:**
 - i. Change of use of garage
 - ii. Build up garage opening
 - iii. Provide two sash windows at ground level
3. **Massing:** Changes to front elevation does not change the floor area or volume of the building.
4. **Scale:** The design is such that the proportionality of the elements such as windows, and door are similar in size and design as the windows to adjacent houses
5. **Proportion:** The windows to the front elevation were design to provide light to the front rooms but also to match windows of the adjacent properties. The windows to facade area ratio are 25%. This is comparable to adjacent buildings.
6. **Rhythm:** There are changes to the front of the building but the rhythm is improved since new elevation matches adjacent building elevations.
7. **Materials:** The windows will be of wood sash type and painted black. . Internal changes will be of timber stud construction finished with plaster boards. The wall to the front will be rendered and painted as existing building.
8. **Landscape:** The present garden will be maintained as existing
9. **Bins;** Bins area is provided at the rear in same manner as all the houses in the street.
10. **Highways-Existing/proposed access.** The area is served very well by buses and railways. The front entrance is designed for disabled access with a very small ramp.