

Planning Services
Camden Town Hall
Argyle Street
London WC1H 8EQ

16th June 2014

REF: 111, 52 Lady Somerset Road London NW5 1TU

Design & Access Statement

Design Process, Appearance & Access

The existing property is a typical Victorian terrace house with a poorly built rear extension.

The proposal is to re-build the existing rear extension with a more solid construction. The internal layout will be opened up to create a more appealing space. The existing side alley used as utility space will be incorporated into the main living room space. The garden part of the side alley will be infilled to provide more internal space. A garden roof is proposed to the new flat roof.

Boundary wall to No50:

We propose to increase the wall height from 2.4 metres to three meters. The neighbours have been consulted with regards to the proposed works. In principle they have no objection to the works and are considering extending their property in the future. We are hoping to get a letter of support once the planning submission goes out for consultation.

Party wall to No54:

The party wall to No54 has various heights, 2.8 meters towards the street, 2.4 meters in the middle section and a maximum height of three meters on the garden side. The proposed increase in height to the side return matches the 2.8 meter high wall all the way back to the garden section. The garden section is increased to three meters. The neighbours have been consulted with regards to the works and in principle are in favour of the development. We are hoping to get a letter of support once the planning submission goes out for consultation.

A green roof is proposed to the new flat roof.

Alley between No52 and No54 Lady Somerset:

The proposal increases the alley infill height from 2.4 meters high to 2.85 meters. This height corresponds to the height of the side extension to No54. The second half of the side return is increased from 2.4 meters to match the ridge height of the garden extension to No54.

Use

The existing residential use remains unchanged.

Layout

The layout remains virtually the same except for the increase in width to the garden side.

Yours sincerely,

Sebastian Camisuli

On behalf of:
Martins Camisuli Architects