

Design & Access Statement

Proposed Single Storey Rear Extension

At
22A North Villas,
Camden
NW1 9BL

Mistry Design
28 Wood End Gardens
Northolt
UB5 4QJ

August 2014

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Location:

The property is located close to Camden Square, just off Camden Road in the Camden Square Conservation Area. It is a residential neighbourhood.

Existing Property:

The existing property is a four storey end of terrace building. The property has been split into 4 flats some time ago. The property is of traditional construction with masonry walls, a tiled pitched roof and suspended timber floors. The masonry walls are in yellow stock brickwork.

This flat is located on the basement level of the property with its own entrance. It is a three bedroom flat with a separate lounge and kitchen. To the rear of the property is the garden which belongs to this flat.

Proposal:

The proposal is for a single storey rear extension to create an open plan dining area. Along the boundary of the property is a 2m high brick wall. The height of the extension along the boundary will be just over 2m, this will ensure no loss of light or privacy to the neighbour's garden.

The extension will have a pitch roof with sky lights to provide additional light into the property. The sky lights will be Velux windows which will be flush with the roof; suitable for conservation areas.

Construction Materials:

In keeping with the character of the property the extension will be built in yellow stock brickwork to match the existing building. Slate roof tiles are proposed to the pitch roof. The new bi-fold doors will be in timber construction and painted white to match the existing timber windows of the property.

Conclusion:

The proposed extension is in keeping with the original character of the house and will update the property to the modern standards of living providing an open plan dining area. The front of the property will remain unchanged so the street scene will remain as existing. The rear extension will not have any impact on the neighbours from loss of light or privacy.

P. S. Mistry
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