

# DESIGN AND ACCESS STATEMENT

274-276  
CAMDEN ROAD  
LONDON NW1 9AB

Erection of a two-storey rear extension  
to basement and  
ground floor residential flats.

01 August 2014

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# DESIGN STATEMENT

## **1. APPLICATION SITE / SURROUNDING AREA**

The application buildings are a pair of basement 3-storey detached properties situated on the south side of Camden Road and north of Camden Mews.

The buildings are divided into self-contained flats with entrances that are accessible from the front and rear of the properties.

The site lies within the Camden Square Conservation Area. The buildings are not listed.

At this stage none of the proposed occupants of the apartments is disabled.

## **2. PROPOSAL**

Erection of a two-storey rear extension to basement and ground floor residential flats.

The aim of this application is to upgrade the existing flats to a more satisfactory standard and to provide all the modern facilities expected by present day tenants.

## **3. PLANNING HISTORY**

October 1976 Pp granted for the change of use of the ground and basement floors from a maisonette to 2 self-contained flats, including the conversion work.

October 2007, pp refused for the erection of a two-storey rear extension to basement and ground floor residential flats, ref. 2007/1601/P

01/12/2008 , pp refused for the erection of a two-storey rear extension to basement and ground floor residential flats, 2008/4426/P

## **4. CONSULTATIONS**

Pre-Application Advice Meeting by David Peres Da Costa

Application Dated: 11/11/2011

## **5. DETAILED DESIGN**

The existing front elevations will remain as they are. The rear additions will be to the basement and the ground floor areas.

The application buildings form a pair of detached properties with shallow depth, 2-storey rear closet wings.

The houses are symmetrical in terms of detailed design (hipped slate roof, timber doors, large three-part timber sash windows with smaller proportioned timber sash windows at the first and second floor levels, aligned vertically and horizontally).

Nos. 270-272 forms a pair of detached properties which are located to the west of the application

site, and are of a similar design, but with a basement and ground floor rear closet wings.

Nos. 278 & 280 are of a different design and building style, particularly at the rear, which appears to have been added to at a later date. Both buildings have an existing basement & ground floor (2-storey) rear extension abutting at the common boundary and therefore bear no resemblance to the host buildings.

The extensions will keep the existing closet wings. Only the central part of the rear of the buildings on the ground floor will symmetrically extend to 2.3 m from the edge of the closet wing and design as subsidiary element.

The proposed extension would not be visible from the public realm and will keep the symmetry, scale and proportion of the existing building. The rear extension is timber wall cladding with timber windows, with external sliding shutters with wooden finishes to complement to the existing historic brick fabric.

The the basement floor it will extend 8.0m to the rear garden. The depth of the plots at the rear is quite long and it will be one full storey below ground level as the level the existing basement floor. This creates space which is invisible from the ground, and does not have an impact upon the character of the area.

Daylight will be provided by light wells and roof lights. Light wells will not be visible from the street and surrounding properties. The proposed patio/lightwells will be to 2.25m which is less than the existing patio/lightwells at the rear, which measure 2.8m in depth, and will not exceed a depth of 1 storey below ground level. The light wells be secured by railings.

The basement extension will incorporate a green roof garden which is to act as an amenity feature, instead of the existing garden where the surface is pebble and concrete tiles. The green roof will be more visually attractive and enhance the local biodiversity. It will also provide better insulation, keeping the basement warmer in winter and cooler in summer.

There will be no impact to any trees on this, or the adjoining site, or to the water environment or land stability.

## **Conclusion:**

It will upgrade the existing flats to a more satisfactory standard, and it will provide all the modern facilities expected by present day tenants.

The green roof garden will allow for the retention of a reasonable sized garden; and retain the open character of the existing natural landscaping and garden amenity, including that of the neighbouring properties, proportionate to that of the surrounding area.

## **6. NEIGHBOUR AMENITY**

The proposed extension would not cause harm by overlooking, or loss of privacy. It would not impact on the occupiers' amenity through loss of sun/daylight to the adjacent habitable rooms.

## **7. PARKING**

It is assumed that it will be a car free development.

All construction vehicles associated with the proposal must only park/stop at locations within the periods permitted by existing on-street restrictions.

## **8. SUSTAINABLE DESIGN**

The proposed scheme is going to achieve an Eco Homes rating of “Very Good”.However certain elements of the design cannot be made at this stage.