

London Borough of Islington
Planning Service
Town Hall
Argyle St
London

My Ref: Mehmet DESIGN ACCESS

11 November 2014

DESIGN & ACCESS STATEMENT.-

Re: First Floor Rear extension for bins and bicycles. 155 Malden Road, London NW5 4HT

Since an agreement has been reached with the Camden Council for NO cars Flats it has been decided that safe bicycle parking and bin storage to be provided.

The current storage unfortunately is not large enough to serve the bins and bicycle storage.

1. **CHANGES:**
 - i. First Floor Rear extension.
2. **Massing:** The volume increase is 45 cubic metres which is 7.4% of the volume of the building
3. **Scale:** Existing Volume of building is 603 cubic metres. The doors and windows will be kept the same as existing
4. **Proportion:** There are no changes as such to alter the proportions of the front of the building. The only change is to the rear of the building where the width of the existing back addition has been increased by 35%. And its depth increased by 100%.
5. **Rhythm:** No external changes to the front hence no Rhythm changes.
6. **Materials:** The external walls are of rendered blockwork, the roof flat felt as existing. The internal walls and floors of timber. Sound Proofing regulations will be satisfied according to Building Regulations.
7. **Landscape: N/A There is no free space on site.**
8. **Highways-Existing access.** The area is served very well by buses and railways.

9. **Access- Disabled. Ambulant people can use flats as the floors of bedroom and living/kitchen rooms will be level.**

Please note that the Ground Floor is used as a café.