

# 274a KENTISH TOWN ROAD, NW5 2AA

## Design and Access Statement

### The Property

No. 274a Kentish Town Road is a 2-storey office unit at First and Second floor level of a 3-storey terrace – located in the London Borough of Camden. It is not a listed building or situated in a conservation area. According to the environmental agency map, our property is not in a flood risk zone.

### The Proposal

We are proposing the following works to the property:

1. Internal reconfiguration to an existing office at first and second level
2. Minor changes to rear elevation

At Ground floor level, we propose to replace the existing front door, which provides access to 274a Kentish Town Road. The door will occupy the full width of the structural opening and will be a metal framed glazed door clad in timber slats, allowing natural daylight into the entrance hall whilst still providing a degree of security and privacy. The height of the door will match the existing. Please refer to proposed front elevation.

At Second floor level, we propose to add two patio doors, but otherwise the rear elevation remains unchanged. The patio doors will not add bulk or mass to the traditional Victorian Building. Instead our proposal remains sensitive to its neighbouring properties. Please refer to proposed rear elevation.

### Context

We do not believe the proposed scheme is harmful to the surrounding properties. Our design is mainly internal and the external changes are minimal, whilst vastly improving the internal quality and external appearance of the property.

### Appearance

The existing external brickwork to the rear will have general repairs and cleaned, providing an overall enhanced appearance of the property.

### Summary

The proposed scheme for 274a Kentish Town Road is of a simple design. Our proposal remains respectful to the surrounding properties, as our external changes are minimal.

HOGARTH ARCHITECTS