

DESIGN AND ACCESS STATEMENT - 2

JANUARY 2015

RE: 9 CAMDEN SQUARE, LONDON, NW1 9UY

PROPOSAL:

ALTERATIONS TO THIRD FLOOR REAR TO CREATE SET-BACK EXTENSION ON EXISTING TERRACE TO CREATE BEDROOM, AND ALSO ADD ROOFLIGHT TO MAIN ROOF.

Site Description:

The application relates to a 4-storey terraced residential property within the Camden Square Conservation Area. Whilst 9 Camden Square occupies a prime location within the Conservation Area, it is actually part of a relatively modern, albeit architecturally coherent, brick terrace development, built over a railway tunnel. The proposed alterations primarily concern the cul-de-sac rear elevation to the property.

Scheme:

The proposal seeks to infill the existing third floor terrace space to create a new bedroom. The massing and set-back mirrors the existing neighbouring extension at no.7 Camden Square.

It is proposed to set the extension back from the existing parapet wall and to slope the roof in line with a mansard roof. 2 flush roof lights would be inserted into the roof slope, and the roof would be finished in slate, a material in keeping with the surrounding roof slopes.

In addition it is proposed to add a fixed roof light on the main flat roof area.

Access:

The proposal would not change the existing access arrangement of the building.

Impact:

The proposals will have minimal impact on the surrounding properties. The set-back of the extension and sloping roof form would not result in any over-bearing or over-looking to the rear cul-de-sac.

Transport:

The proposal would have no impact on transport in the area.