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**DESIGN AND ACCESS STATEMENT FOR LOWER GROUND FLOOR REAR EXTENSION AT 148
CAMDEN STREET, LONDON, NW1 9PA.**

The existing property is a five storey end of terrace building located on the corner of Camden Street and Bonny Street. There are five self-contained flats each located on a separate floor. The Basement has its own entrance from the external stairs from the pavement via the lightwell on Camden Street. The other four flats are accessed via the communal entrance and staircase adjacent the lightwell from street level. The Basement flat is a self-contained flat with sole access to the rear garden.

The existing building is in part fair-faced brickwork and part rendered and in reasonable condition with part timber windows and part UPVC windows to the front, side and rear elevations. The third floor has two dormer windows with a slate covered mansard type roof to the rear elevation.

The proposed scheme has been built as part of the works previously carried out for the Ground Floor rear extension and has provided an additional lower ground floor element to the bedroom accessed via staircase to the en-suite bathroom. This existing bathroom at ground floor will be made into a communal WC accessed by both non self contained studios on the ground floor.

The proposed extension has been constructed in fairfaced brickwork in London Stock to match the existing and the new roof is felt flat roof with brick parapet to one side. The new windows are white painted timber casement windows with the street facing window being at high level. The previous glazed rooflight has been filled in with a monopitch slate roof.

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