



Studio Azzurro

Architecture
Design

Design Access Statement

12 Clorane Gardens London NW3

A) Design

The Victorian semidetached property is situated within the Redington/Frognaal Conservation Area of Camden. The property is currently a 4 storey house with a rear garden (APV-01). The properties are generally rich in detail and mostly well maintained.

The proposals include for the conversion of the existing rear roof space into a bedroom and bathroom (AP2302). The bedroom space will be accessed via an extension of the existing stair. The existing slope of the roof to the rear of the property will have the addition of a flush glazed roof light. Similar roof lights are evident within the neighborhood. It is also proposed to have a circular timber window within the side elevation bringing natural light to the new staircase.

The existing roof to the front of the property will also remain unchanged therefore not altering the appearance of the property within the streetscape.

Essentially the loft accommodation would provide additional use to the residential building therefore improving on the current layout without compromising the appearance of the building externally. The scale of the property from both the front and rear (from street level) will remain unchanged.

The appearance (including materials) of the proposed works will be sympathetic with both the surrounding Conservation Area and the adjacent properties as indicated on the proposed drawings.

B) Access

There are no changes to the existing access arrangements to the property; there is level access from street level however there will be a new stair at second floor level to facilitate access to the proposed bedroom area.

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23rd March 2015 – Rev A