

## Design and Access Statement 60 Stanhope Street, NW1 3EX



**CONTENT**

<b>1.0 INTRODUCTION</b>	Page 3
<b>2.0 SITE/ LOCATION</b>	Page 3
<b>3.0 THE PROPOSAL</b>	Page 3
<b>4.0 USE</b>	Page 3
<b>5.0 AREAS</b>	Page 3
<b>6.0 DRAWING LIST</b>	Page 3
<b>7.0 DAYLIGHT</b>	Page 4
<b>8.0 ACCESS</b>	Page 4
	Page 4

## 1.0 INTRODUCTION

This Design & Access Statement has been prepared in support of a Planning Application to construct a rear Conservatory to the ground floor duplex at 60 Stanhope Street. A search of Camden Council's Planning database indicates that there have been no recent Planning Applications submitted for this property.

## 2.0 SITE/ LOCATION

The property is located on the east side of Stanhope Street between Robert Street to the north and Drummond Street to the South. Number 60 occupies the ground and lower ground floors of a 5 storey + mansard roof mid-terrace property. The property is not listed and does not lie within a conservation area. It is, however, bounded by the Regent's Park conservation area to the west; the Camden Town conservation area to the north; and the Fitzroy Square conservation area to the south. The property is very similar in style to the neighbouring building at 58 Stanhope Street. This application pertains to the ground and lower ground floor duplex.

The front facade is of brick construction incorporating timber framed white painted sash windows. The ground, first and lower ground floors are over clad with white render. The upper two floors are clad in London stock bricks and the windows are adorned with a skewed flat brick arch. A flat roof is hidden behind a parapet that also conceals a mansard roof that is visible from the rear of the property. The mansard roof has been clad in slate tiles with dormers jutting out to overlook the garden.

The rear of the building is constructed in brick. It would appear that at some point in the history of the building a rear window at ground floor level had been filled in.

## 3.0 THE PROPOSAL

The proposal relates to the flat being retained as a single-family dwelling. The application seeks to improve and develop the accommodation for the needs of a growing family. This is to be achieved by creating a protected family area that will allow the family better interaction with their rather large garden. Mr. & Mrs Georgiou has engaged the services of a conservatory specialist to supply a bespoke product for their needs. The conservatory is clad in brick and render. All glazed elements are white coloured double glazed units in UPVC frames.

The gross internal floor area of the existing house is 72m<sup>2</sup>. The proposal seeks to add 13m<sup>2</sup>.

## 4.0 USE

The proposal will retain the use as a private single-family dwelling.

## 5.0 AREAS

The changes in the gross external floor areas (GIFA) are as follows:

### Lower Ground Floor

Existing: 36m<sup>2</sup>  
Proposed: 49m<sup>2</sup>  
Change: +13m<sup>2</sup>

### Ground Floor

Existing: 36m<sup>2</sup>  
Proposed: 0m<sup>2</sup>  
Change: +0m<sup>2</sup>

## **6.0 DRAWING LIST**

### **Existing**

- 1506-50010-P02: Existing Lower Ground Floor Plan
- 1506-50011-P02: Existing Ground Floor Plan
- 1506-50031-P02: Existing Rear (Garden) Elevation
- 1506-50032-P02: Existing Side (Boundary Wall) Elevation

### **Proposed**

- 1506-50100-P02: Proposed Lower Ground Floor Plan
- 1506-50101-P02: Proposed Ground Floor Plan
- 1506-50301-P02: Proposed Rear (Garden) Elevation
- 1506-50302-P02: Proposed Side (Boundary Wall) Elevation

## **7.0 DAYLIGHT**

Rooflights are to be incorporated within the roof of the new garden extension. These will consist of obscured glass panels to eliminate the possibility of overlooking by neighbours as well as reduce the light pollution that this extension might give off. The rear elevation will benefit from full height glazed screens and doors.

## **8.0 ACCESS**

Access to and from the house from Stanhope Street will remain unchanged.