

DESIGN AND ACCESS STATEMENT

69 Camden Road, London, NW1 9EU

SITE USE

The building currently comprises of a bar (A3) on the ground and basement floors with 1no. 2 bedroom self contained flat currently let out as three individual self-contained bedsitting rooms, sharing a kitchen and bathroom on the first and second floors fronting Camden Road. The ground floor occupies the entire site whilst the upper floors are considerably set back from the rear boundary.

Access to the residential unit is gained from Camden Road. The flat is in a need of updating to upgrade the facilities to current standards.

The area has good access to public transport and is located within easy reach of Camden main shopping area and amenities.



SITE PLAN

Camden Road consists of a vibrant mixture of commercial shop units with strong mixture of multiple and independent retailers of A1, A2 and A3 use with upper stories being mainly residential.



FRONT VIEW OF PROPERTY

69 Camden Road is situated in a parade of shops within a conservation area. The immediate surrounding area consists of mainly three-four storey buildings of varying heights some with mansard third floor additions and rear extensions. The buildings opposite are similar in height and character. The property directly to the north-east of the site has a mansard third floor addition and has also been extended at the rear on the first and second floors. The property on the north-west has a rear first floor extension. Beyond this the rest of the properties are 4 stories high.



CAMDEN ROAD LOOKING TOWARDS NORTH EAST



CAMDEN ROAD LOOKING TOWARDS NORTH WEST



CAMDEN ROAD: VIEW OPPOSITE THE SITE SHOWING MANSARD ROOF PRECEDENT



VIEW OF THE REAR OF PROPERTY SHOWING ADJOINING PROPERTIES



VIEW OF THE REAR OF PROPERTIES no. 67-59



VIEWS OF PROPERTIES AT THE REAR



VIEW OF THE REAR OF PROPERTY

At the rear of the site is a residential estate with no immediate overlooking of the property.

LAYOUT AND APPEARANCE

The proposed development comprises of the erection of a mansard roof extension on the third floor and a rear extension on the first floor to provide 1no. self-contained 1 bed flat on the first floor and 1no. self-contained 2 bed flat arranged on the second and third floors (all class 3).

The residential units are designed to meet the council's standards on residential floor space. All main bedrooms provided are above the minimum standards of 11sqm.

All units have front and rear aspects. None of the accommodation overlooks onto adjoining properties. All habitable rooms have windows allowing natural light and outlook. Adequate internal storage has also been provided.

The proposed development is sensitive to the character of the surrounding conservation area and is well in keeping with the rest of the properties in the street in terms of height, massing, scale, use of materials and design. It maintains the continuity of the street frontage and takes into account the existing building line, roof line and street scene. There are a variety of additions to the roofs within the vicinity which creates an established pattern in the street.

The design of the mansard roof follows the recommendations given by the conservation officer and conforms to Camden Planning Guidance in terms of the pitch of the roof extension and the retention of the butterfly or V shaped roof at the rear.

Both properties adjoining the site have rear upper floor extensions. The property is proposed to be extended on the first floor only. The proposed extension adjoins no. 71 and therefore it is similar in depth and width to this extension. A gap has been maintained between the extension at number 69 and the extension at no 67 to provide a visual separation and to reduce its impact.

All new materials are proposed to be of traditional brickwork, painted render, timber windows, lead detailing which typifies local facades and visually blend with the existing materials.

Refuse for the flats will be stored in the ventilated refuse stores and placed on the pavement on collection day as is the current procedure.

SITE DENSITY

The existing residential unit has 2 bedrooms.

The proposed residential units will increase occupancy by 1-2 persons.

ACCESS

The site is located within easy reach of public transport, open spaces and parks and local facilities and is a typical tight inner city location.

The existing property has no vehicular access from the front or the rear. The proposed development does not offer parking facilities and a section 106 "Car free agreement" is envisaged to be adopted for this scheme similar to the existing.

Pedestrian access is located on the front of the property giving access to all units.

Flats are designed for ambulant disabled use. The flats are served by a common staircase designed to comply with Approved Document K and M of the Building Regulations (Access to Buildings).

LOUKIA LINGI

BSc(Hons) DipArch RIBA