

21 Camden Mews London NW1 9DB Design and Access Statement

(accompanying planning application submitted 06.07.2015)



General view from Camden Mews

Summary

The application is for the use of the existing integral garage as a habitable room and associated change to the front elevation together with a small ground floor extension to the rear.

Use

The property is in residential use and is a 2 storey semi-detached single family dwelling house.

No change of use is proposed. The accommodation proposed would provide for an additional bedroom and enlarged kitchen.

Layout

The existing garage is too narrow for use by modern vehicles and has not been used as such for at least 25 years.

Scale

To the front of the property there will be no change to the size of the external building envelope.

To the rear a modest extension is proposed of 8.3m² which simply infills the re-entrant corner formed between the historical garage extension and the original house. It does not project into the garden beyond the existing rear building line.

Appearance

The design and choice of materials; brickwork and windows will match the existing appearance of the house.

Landscaping/ AmenitySpace

There will be a modest reduction in amenity space to the rear of the property – but this is a narrow space which is currently difficult to use as external amenity space.

Adequate amenity space will be retained for the house totalling 43m² to the rear and a small garden to the front of 16.6m² which will remain unchanged..

Parking

There is currently one off street parking space. This will remain unchanged.

Access

No change is proposed to the access into the dwelling or within it.



View of rear elevation of the garage from the garden

DVM Architects Ltd

4A Murray Street London NW1 9RE

Telephone 020 7485 2121

email studio@dvmarch.com