

31 Camden Park Road, London N1 9AX

**Design and Access Statement: Ref 1045-D+A**

21st July 2015

**1.0 Design Brief**

- 1.1 The brief was for an extension to this lower and upper ground floor terrace house maisonette to provide additional family accommodation.

**2.0 Proposal Relative to the Existing Building**

- 2.1 The house is part of a traditional terrace and is in the Camden Square Conservation Area.
- 2.2 The proposed extensions are at the rear. There is an existing two storey projection that formed part of the building when it was originally built (all the other houses in the same terrace have similar or identical/modified projections).
- 2.3 The proposed extensions are at lower ground floor level (full width) and at upper ground floor level (approx. 2.95m width).
- 2.4 The existing upper ground floor level projection projects 1.8m from the main rear wall line. The proposed extension to this is 1.2m.

**3.0 Appearance and Materials**

- 3.1 The original projections to the rear elevations of the run of the terrace feature a mix of brickwork, painted brickwork and render. An aerial image of the rear elevations of the terrace is shown below:



- 3.2 This image also shows several examples of full width lower ground floor extensions and part width upper ground floor extensions, similar to these proposals.
- 3.2.1 The proposed extensions use render (white painted) to the lower ground floor walls and London stock bricks (to match existing) to the upper floor level to maintain continuity of the rear elevation.

#### **4.0 Impact on the Street Scene**

- 4.1 The proposals are not visible from any part of the public domain/street so will have no impact on the street scene.

#### **5.0 Access**

- 5.1 The current entrance arrangement to the maisonette (either from the lower ground floor front or the internal communal staircase) remains unchanged, so access is unaffected by the proposals.
- 5.2 There is currently no wheelchair accessible WC on the lower ground floor level. The new proposed WC here has been designed to be wheelchair accessible to meet Building Regulations Part M (Disabled Access 2013).

#### **6.0 Refuse & Recycling**

- 6.1 The existing arrangement is freestanding bins to the front boundary.
- 6.2 The existing arrangement will remain unaltered.

#### **7.0 Sustainability**

- 7.1 With the opportunity to extend at the rear, it will be possible to integrate full Building Regulations insulation compliance into the walls, floors and roof of the new elements, as well as to upgrade the existing external walls and roof in this area.
- 7.3 It is furthermore proposed that the sound insulation between this flat and the flat above be significantly upgraded with acoustic insulation added below ceiling level.