

DESIGN AND ACCESS STATEMENT
42 Marquis Road, London, SE23 3QY

1. DESCRIPTION OF EXISTING PROPERTY;

Summary

The property is the lower ground floor flat of a terraced house located within the Camden Square Conservation Area.

Materials

The existing external walls are London stock brick, complete with details in both concrete render and smooth white render. The main roof slope is finished in concrete tiles. The existing windows are a combination of white painted timber sash and timber awning windows, many of which are complete with traditional glazing bars. The existing doors are white painted timber.

2. DESCRIPTION OF PROPOSED WORKS;

Summary

The proposal is comprised of internal reconfigurations and all associated works including the enhancement of additional natural daylight penetration to the existing spaces. This will include the replacement of both external doors and the window to the side elevation.

Materials

Both the materials and styles of the proposed windows and doors are to remain in-keeping with the existing building and properties within its vicinity. The existing front door will be replaced to provide increased security and a better established entrance to the property. White timber French doors will replace the existing rear door and awning window, and the awning window to the side elevation will be upgraded, both of which will provide additional light filtration.

3. LOCATION;

The property is located within the Camden Square Conservation Area.

The property is not a listed building.

4. **ACCESS;**

Access to the property will remain as existing.

5. **LANDSCAPING;**

There will be no alterations to the landscape.