

Maria Persak-Enefer

ARCHITECT

**67, Dale Green Road
London N11 1DN**

Mathew Dempsey
Planning Technician/Supervisor
Validation and Fast Track Team
Planning Department
London Borough of Camden
2nd floor 5 St Pancras Sq.
C/o Town Hall
Judd St
London WC1H 9JE



Your Ref. No 2015/3677/INVALID

15th July 2015

Dear Mr Dempsey,

Re: Proposed installation of French door to rear with lowering of existing window sill at
Flat 1, New End House, 32 New End, London NW3 1HT

As requested in your letter dated 10th July 2015 I am enclosing below a Design and Access Statement to accompany our planning application for the above.

DESIGN AND ACCESS STATEMENT

BACKGROUND INFORMATION

The existing 1-bedroomed apartment has within its demise a small west-facing area of a private garden, however there is no direct access from the flat to this amenity area. Adjacent to this amenity area there is also the shared refuse bin area, which (for the same reason) has no direct access from the applicant's property. The only current access to both the rear garden and the refuse bin area, is by exiting the main entrance door onto New End, turning right into Streatley Place, and then right again through the side gate to the rear of 32 New End.

PURPOSE OF THE DEVELOPMENT

The purpose of the development, therefore, is to create an access direct into the rear garden and the adjacent refuse area from Flat 1. This will allow the residents to fully benefit from the existing amenities more easily.

DESIGN and MATERIALS

The proposed new access to the rear of the property has been designed so as to create a minimum intervention to existing fabric of the building and to reflect the design and character of the rest of the building and to harmonize with the street scene while appearing in keeping with the main house.

This has been achieved by lowering of the existing window cill, whilst maintaining the width of existing structural opening together with its segmental arch above. The detailing of the proposed fenestration reflects the style and pattern of the existing one by:

- use of the same material –i.e. white painted timber
- use of similar size and proportions of glass panes
- maintaining the same recess of the fenestration
- and maintaining the symmetry of the rear elevation by centrally positioning the French door

The proposed scheme is not within a publicly visible location. The alterations will not be visible from the Streatley Place due to the high boundary wall and the difference in ground levels between the rear garden and the street level (see drawing 344-05).

Every effort has been made to ensure that the design will be in-keeping with the existing house, and respect the appearance of the surrounding streets, by using some of their characteristics, detailing and proportions.

DAYLIGHT

The development will improve the daylight and sunlight to the habitable room (main bedroom) taking into consideration the orientation of the property (west). This will also allow improved outlook onto the property's private garden from a sitting position. This improved provision of daylight would reduce the need of use of artificial light for much of the day.

AMENITY

The proposed development by its nature and positioning will not cause overlooking nor affect amenity of the neighbouring properties.

The design of the proposed development is of a high quality and intends to maintain the architectural integrity of the building while improving quality of life for the residents.

I hope that you find this additional information helpful. If you have any queries, please do not hesitate to contact me.

Yours faithfully,

Maria Persak-Enefer

