

DESIGN AND ACCESS STATEMENT
OCTOBER 2015

RE: 42 CAMDEN SQUARE, LONDON, NW1 9XA

PROPOSAL:

CREATION OF SINGLE STOREY REAR EXTENSION, MAINTAINING EXISTING REAR TERRACE, ALTERATIONS TO REAR WINDOWS, AND ADDITION OF VELUX ROOFLIGHTS TO MAIN ROOF.

Site Description:

The application relates to a 4-storey terraced residential property within the Camden Square Conservation Area. The property is a semi-detached house on the South Eastern side of Camden Square.

Scheme:

The property already has a small rear extension and a cantilevered timber terrace accessed from the upper ground floor. The proposal seeks to create a larger lower ground floor brick extension and re-instate the terrace onto the roof of the new extension. The terrace will be marginally larger than existing and will be surrounding by planting to the remainder of the extension roof.

It is proposed that the extension be built in a matching brick, and the new window and doors to the extension to be in thin metal crital style. We also propose to make minor adjustments to the rear upper ground floor windows as shown on the drawings.

In addition it is proposed to add velux style roof lights to the main roof to the property. All these roof lights will be within the permitted development allowance.

Access:

The proposal would not change the existing access arrangement of the building.

Impact:

The proposals will have minimal impact on the surrounding properties. The rear extension is at lower ground floor and has little affect on the neighbouring properties. The proposed terrace does not increase the overlooking from the existing arrangement.

Transport:

The proposal would have no impact on transport in the area.