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**DESIGN AND ACCESS STATEMENT FOR THE ADDITIONAL FLOOR AND REAR EXTENSION
AT 125, KENTISH TOWN ROAD, LONDON, NW1 8PB.**

The existing property is a two storey terraced building with a basement located in a busy commercial area consisting of a Ground floor retail shop used as a mini supermarket and off licence while at first floor there is staff accommodation ; the basement is used as storage for the shop. The accommodation above is accessed from inside the shop.

There is a large single storey rear extension at ground floor level which is used as part of the shop with a WC located at the rear of the shop.

The existing building is in reasonable condition with UPVC windows and white painted brick front elevation with the existing pitched roof finished with slates.

The proposed scheme consists of extending the First floor staff accommodation and adding additional Second floor staff accommodation within the width of the terrace plan which will match the adjoining properties 123 and 127 which will also aim to raise the properties by an additional storey which will result in all the terrace from 123-127 Kentish Town Road to be standardised within the street elevation. The accommodation added at second floor level will continue the pitched slate roof at the same height as the adjacent terrace at 129 Kentish Town Road.

The new elevation to the terrace will be uniformly rendered and or painted white with white Timber windows throughout. The rear elevation will be finished in facing brickwork in London Stock while the flat roof to the first floor rear extension will be finished in felt.

The scheme has been revised several times and submitted to the council, however this application follows the successful appeal of the refused planning application (2014/7670/P) for the additional floor at 127 Kentish Town Road (Reference No. APP/X5210/W/15/3011894) and follows the design of this so that the resulting three storey terrace is continued uniformly.

Nick Panayiotou RIBA ARB