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**DESIGN AND ACCESS STATEMENT FOR THE ADDITIONAL FLOOR AND REAR EXTENSION
AT 123, 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 office used for financial services while a residential maisonette is located on the First Floor; the basement is used as part of the office. The maisonette above has separate access directly from the street adjacent the office.

There is a large single storey rear extension at lower ground floor level which is used for storage which takes up the full footprint of the plot.

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

The proposed scheme consists of extending the First floor flat by utilising the second floor to create a maisonette within the width of the terrace plan which will match the adjoining properties 125 and 127 which will also aim to raise the heights by an additional storey which will result 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 roof extension at 127 Kentish Town Road Ref (Reference No. APP/X5210/W/15/3011894) and follows the design of this so that the resulting three storey terrace is continued uniformly.

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