

# Design and Access Statement

**Site Address:**

19A North Villas, London  
NW1 9BJ

**File Code:**

1507 12.04 REP 001

**Date:**

27.04.2016

**Revision:**

P01

## 1.0 INTRODUCTION

This Design and Access Statement has been prepared on behalf of the Benji Howell. It should be read alongside the included planning drawings.

This Design and Access Statement is assembled to support the Full Planning Application for the small single storey extension to the ground floor of 19 North Villas. The site is located on the North West side of North Villas.

The proposal is to add a small extension with a flat roof and two glazed roof light, a new glazed opening will face onto the private garden.

## 2.0 SITE LOCATION

This property is in the Camden Square conservation area. It is part of a row of semi detached houses in matching London Stock brickwork, with front and rear gardens. The site borders with numbers 18 and 20 North Villas respectively and shared a party wall fence with each. The northern boundary of the site faces onto the rear elevation of the 84 Camden Mews.

## 3.0 EXISTING PHOTOGRAPHS



01 – Existing Rear Elevation

#### **4.0 PLANNING POLICY**

The proposal follows the Conservation Statement guidance CS 22 to CS 27 as well as the general principals outlined in section 19 of the Camden Planning Guidance for rear extensions:

- The proposed extension is subordinate to the original building, being single storey and with a flat roof.
- The design aims to respect the original design of the building, while complementing the architectural style of the buildings of this era.
- Existing architectural details are retained in the whole with the only alteration being to the existing patio doors.
- The existing 'grain' is not significantly affected and follows the format of other houses on the terrace with extensions.
- There is minimal impact on either neighbour with regards to overlooking and daylight sunlight, the only minor change will be the raising of the party wall with No20.
- The existing garden area is reduced from 46m<sup>2</sup> to 32m<sup>2</sup> but still far exceeds what is expected under the mayoral standards for a 1 bedroom flat.

#### **5.0 PROPOSAL**

The internal layout of the flat will remain unchanged apart from a new living room being created by the extension. The garden has been reduced but is still a sensible size and is in line with neighboring properties.

The proposed extensions size is 4.285m (width) x 3.35m (depth) giving a gross area of 13m. This modest extension is in line with neighboring properties that have extended in the recent past as well as being in line with CP19.

The starting point for the facing materials was in line with many of the ground floor elevations in the area. A white band is commonly visible on the ground floor storey. This therefore has been mimicked with a crisp white render and simple single glazed opening.

The flat roof will minimise the impact of the extension in comparison to a pitched roof and will be covered in a dark grey membrane. Two PPC dark grey aluminium roof lights will bring light into the whole living area. A PPC aluminium capping will complete the clean restrained extension.

No changes are proposed to the front garden. Areas of paving in the back garden will be re-paved, with permeable bedding and joints where possible.

#### **6.0 ACCESS**

Access from 19A North Villas will remain as existing. Level access to the rear patio area is provided by new sliding folding doors on the extension.