

DESIGN AND ACCESS STATEMENT

Address:

Lower Ground Flat, 32 Canteloves Road, London NW1 9XT

Date:

19th August 2016

This statement is to accompany a full planning application for alternations to the above mentioned property.

Background:

The site is located within the Camden Square Conservation Area within the London Borough of Camden.

The site consists of the lower ground floor flat of a 3 storey, period property of traditional construction located on the corner of Canteloves road and Saint Pauls crescent, London NW1. The site is a terraced building.

The surrounding area is of a residential use class with single family dwellings and flats formed via conversions. The surrounding buildings are of similar bulk, scale, architectural design and character.

The proposals applied for are as follows:

- Relocation of front entry door to side of property:
 - There is significant precedent for this along the same stretch of road, and opposite.
- Rebuilding and reconditioning of existing sloped roof using tile.
 - Improving the very poor condition front side extension.
- Incorporation of a roof light to the existing sloped roof.
 - One glazed roof light now replaces the entire transparent polycarbonate roof.
- Replacement of existing front entry door with new timber sash window
 - This matches the style of the rest of the front facade.
- Replacement of all existing uPCV windows with new timber sash
 - In order to enhance the conservation area.
- Single storey extension to portion of rear as shown.
 - Rear extension not visible from any public locations and with very minimal impact on adjoining properties.
- Incorporation of roof light to the new portion of flat roof at rear.
 - To improve the quality of the residential accommodation.

	Total Area (SqM)	Living area (SqM)	Bedroom (SqM)	Bedroom 02 (SqM)	Built-in Storage
Existing	87.3	49.2	16.1	NA	0.6
Proposed	101.7	54.5	15.6	16.1	3.7

Conclusion:

A revised layout gives definition back to loose spaces while enhancing the proportion and character of the original flat. The addition of natural overhead lighting in the entrance lobby and at the rear of the proposed extension revives heavier dimmer spaces without compromising privacy. All proposed works are viewed as being a major improvement on an unrefined existing condition that will provide a comfortable dwelling for up to four people and aesthetically enhance the conservation area.

Access:

The proposes that a change to the access arrangements of the property be made, in replacing the existing entry door with a timber sash window and relocating the entry door to a new position off of Saint Pauls Crescent (re.TRS061_Planning_P_01). In doing this, it establishes the ground floor flat and drastically improves the internal layout.

Kind regards,

Alastair Moule
T R STUDIO