

# **DESIGN AND ACCESS STATEMENT**

30A Alma Street, London NW5 3DH

## **Existing Property Description**

The proposed infill extension is to the rear of the basement flat - 30 Alma Street London NW5 3DH located within the Camden Inkerman Conservation Area. Most of the properties on Alma Street are mid Victorian style two storey terraced houses. The property was originally a 2 storey town house with an elevated ground floor and full basement and is currently subdivided into two dwellings. The basement flat includes a sunken entrance yard to the street frontage, two small original extensions to the rear and a further yard to the rear. The upper flat uses part of the roof of one of the rear extensions to access the rear garden.

## **Layout, appearance, design principles and concepts**

The scope includes connecting the two existing rear extensions with a simple complimentary glass connecting structure thus enhancing the internal layout of the apartment. The existing rear extension will be lime rendered – painted white

It is also proposed to replace the existing casement window to the front with a period style French door to compliment the conservation area. The lower section of face brickwork either side of the French doors will be lime rendered and painted white to match neighbouring properties.

## **Intended use of the proposed infill extension**

Domestic

## **Scale of the proposed extension**

1.3m deep x 1.2m wide x 2.4m high infill extension. No part of the proposed extension will be higher than existing.

## **Landscaping**

The existing front and rear yards and hard surface areas will remain as existing.

## **Local context**

The property being set within the Inkerman conservation area has influenced the decision to propose a simple glass box to connect and compliment the two rear extensions and replace the casement window to the frontage with a suitable conservation style French door set.

## **Access**

Access to and from the front and rear yards to remain as existing.

## **Conclusion**

The Inkerman Conservation Area Statement emphasises that the Council has an obligation to “ensure that development in conservation areas preserves or enhances their special character or appearance, and is of high quality in terms of design, materials and execution.” And that “the Council supports good new design, where the quality of development enhances the Conservation Area” and that “there are many architectural elements that contribute to the distinct character of

Inkerman Conservation Area. Alterations, even minor ones, have resulted in the loss of these architectural elements and this has had a negative impact on the area.”

The proposed alterations will respect and enhance the character and appearance of the Conservation Area including, importantly, the removal of a casement window and reinstatement of appropriate French doors to the street scene.