

81 Clarence Way  
NW1 8DG

16012-BR02

RIBA   
Chartered Practice

design statement  
september 2016

hoos

## i. executive summary

Hoos have been appointed by Hong and Edward Parker to proceed with the design development and submission of a Householder Planning consent to improve accessibility to the property's sole bathroom through a proposed modest extension. The bathroom currently suffers from an access arrangement that would fall significantly short of current building standards, being accessed off a small mid-flight of stairs with no landing. In addition to the proposed extension to the existing rear first floor bathroom, other works include replacement of one window and subsequent additional access door.

The proposed extension massing replicates that found in neighbouring properties on Clarence Way and in doing brings the rear elevation of the property in line with the massing and urban grain found immediately locally.

**1.0 Site Location & Summary**

**2.0 Site Analysis: Neighbouring Properties**

**3.0 Site Analysis: The existing property**

**4.0 Existing Drawings**

**5.0 Proposed Drawings**

# 1.0 site location & summary

Site Area: 88 m2  
Address: 81 Clarence Way, London  
NW1 8DG  
Local Authority: London Borough of Camden  
Conservation Area: Harmwood Street Conservation Area



## 2.0 site analysis neighbouring properties



Neighbouring properties within Clarence Way are characterised by an established form of back garden development, namely full width ground level extension with half width first floor level extensions to the same depth as ground floor.

The site, 81 Clarence Way, is relatively distinct in that currently the first floor extension, although half width, does not extend to the same depth as the neighbouring properties.

### 3.0 site analysis: the existing property



View from garden looking up at existing first floor terrace and bathroom



View of existing first floor terrace access from second bedroom



View of exterior of existing first floor bathroom.

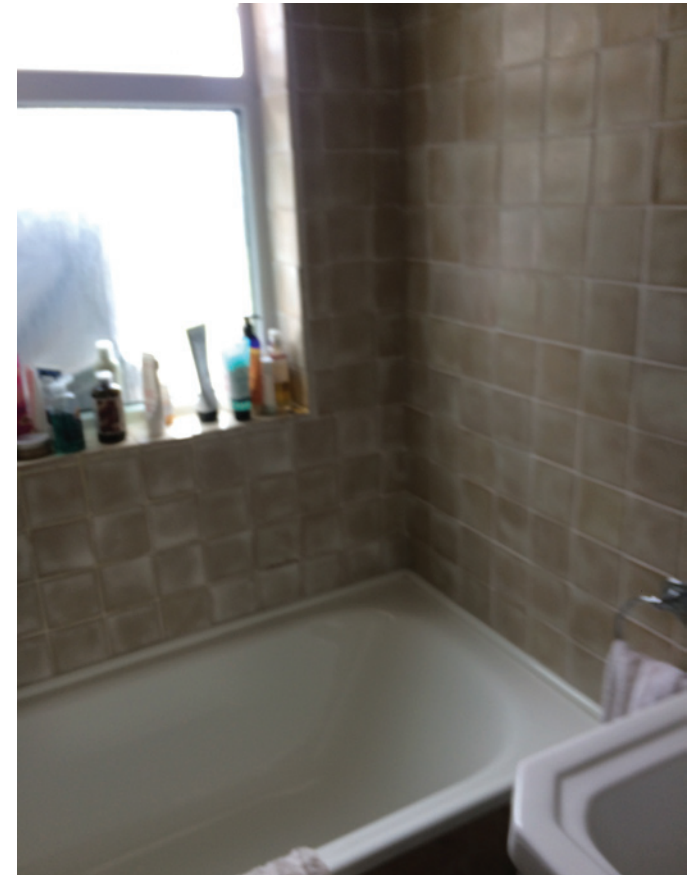
### 3.0 site analysis: the existing property interior



Interior view looking towards bathroom entrance with door opening immediately onto stairs.



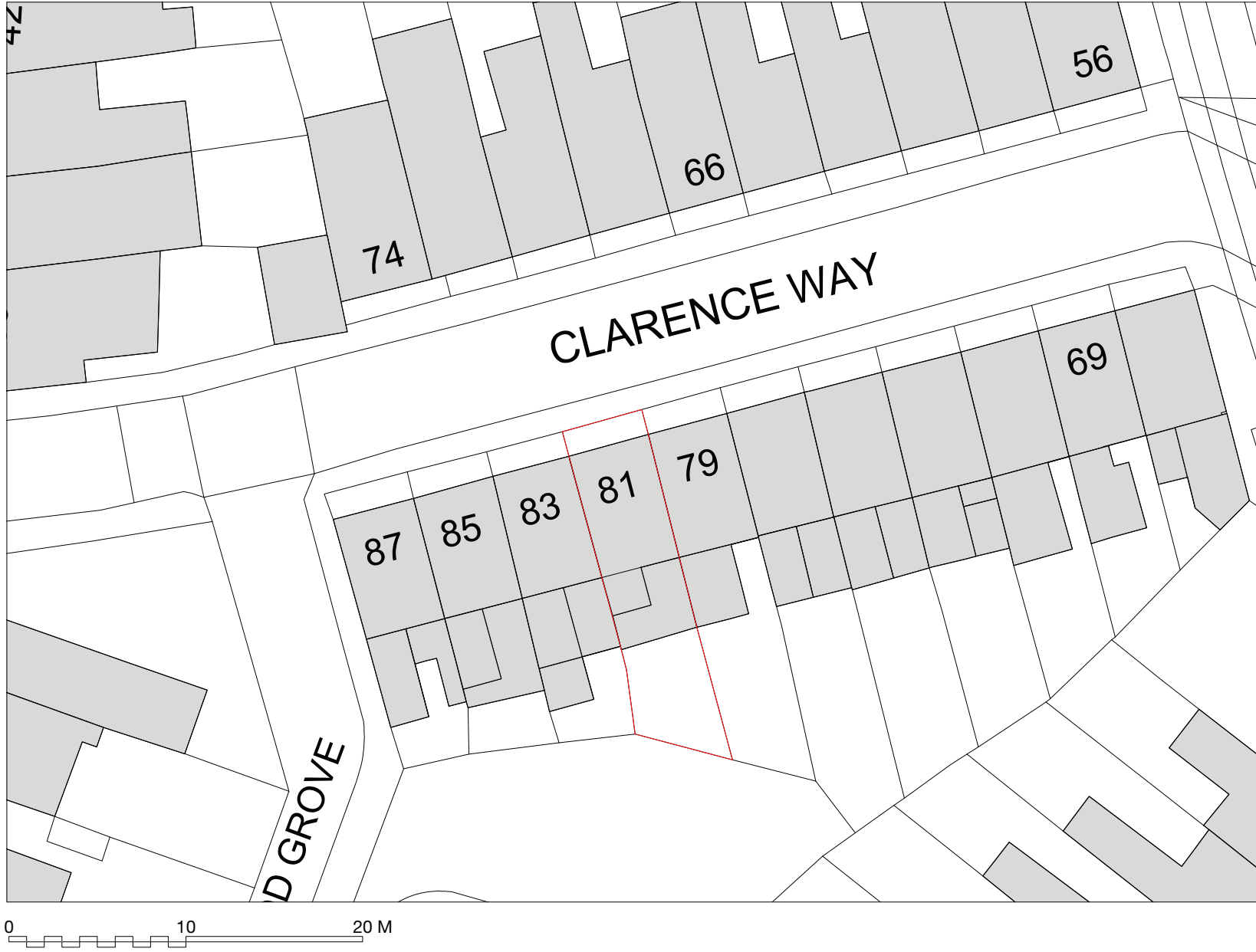
View of entrance threshold from stairs to bathroom.



Interior view of the bathroom.

# 4.0 existing drawings

## site plan





# 4.0 existing drawings

## elevations



The Site - 81 Clarence Way

EXISTING FRONT ELEVATION

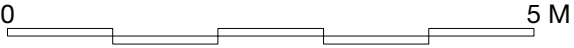


83 Clarence Way

THE SITE

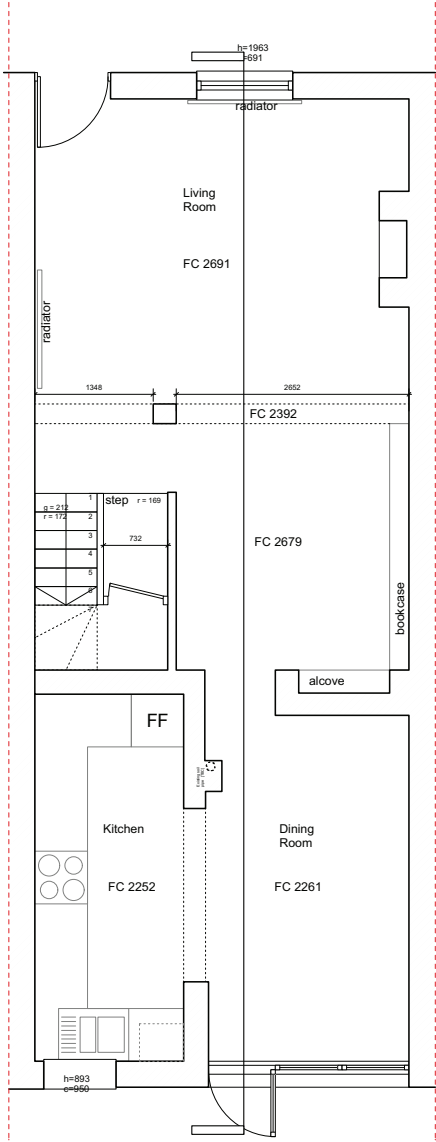
79 Clarence Way

EXISTING REAR ELEVATION

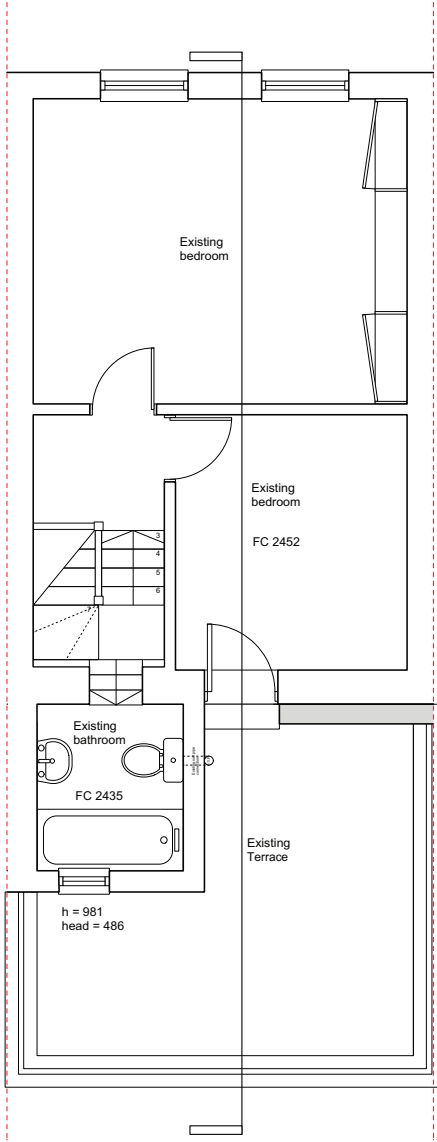


# 4.0 existing drawings

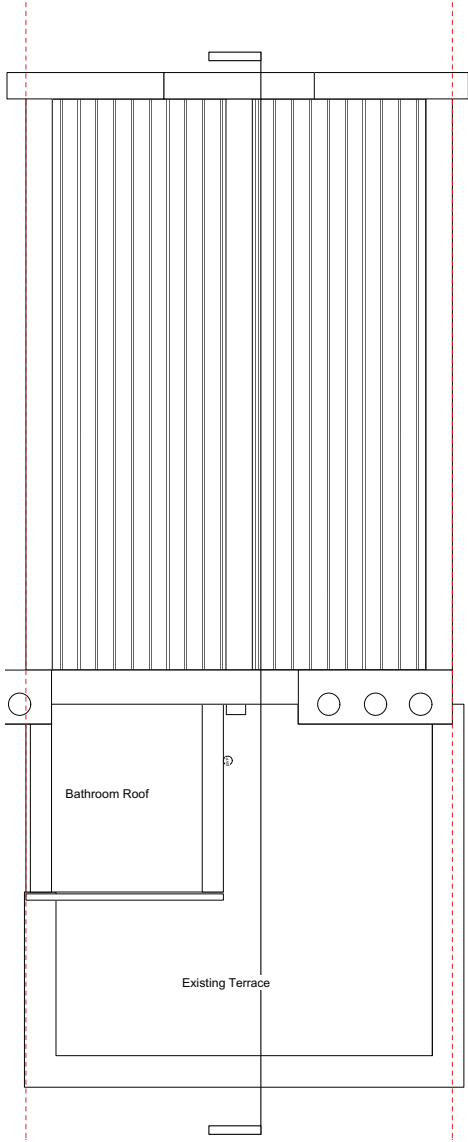
## plans



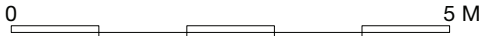
EXISTING GROUND LEVEL PLAN



EXISTING FIRST FLOOR PLAN

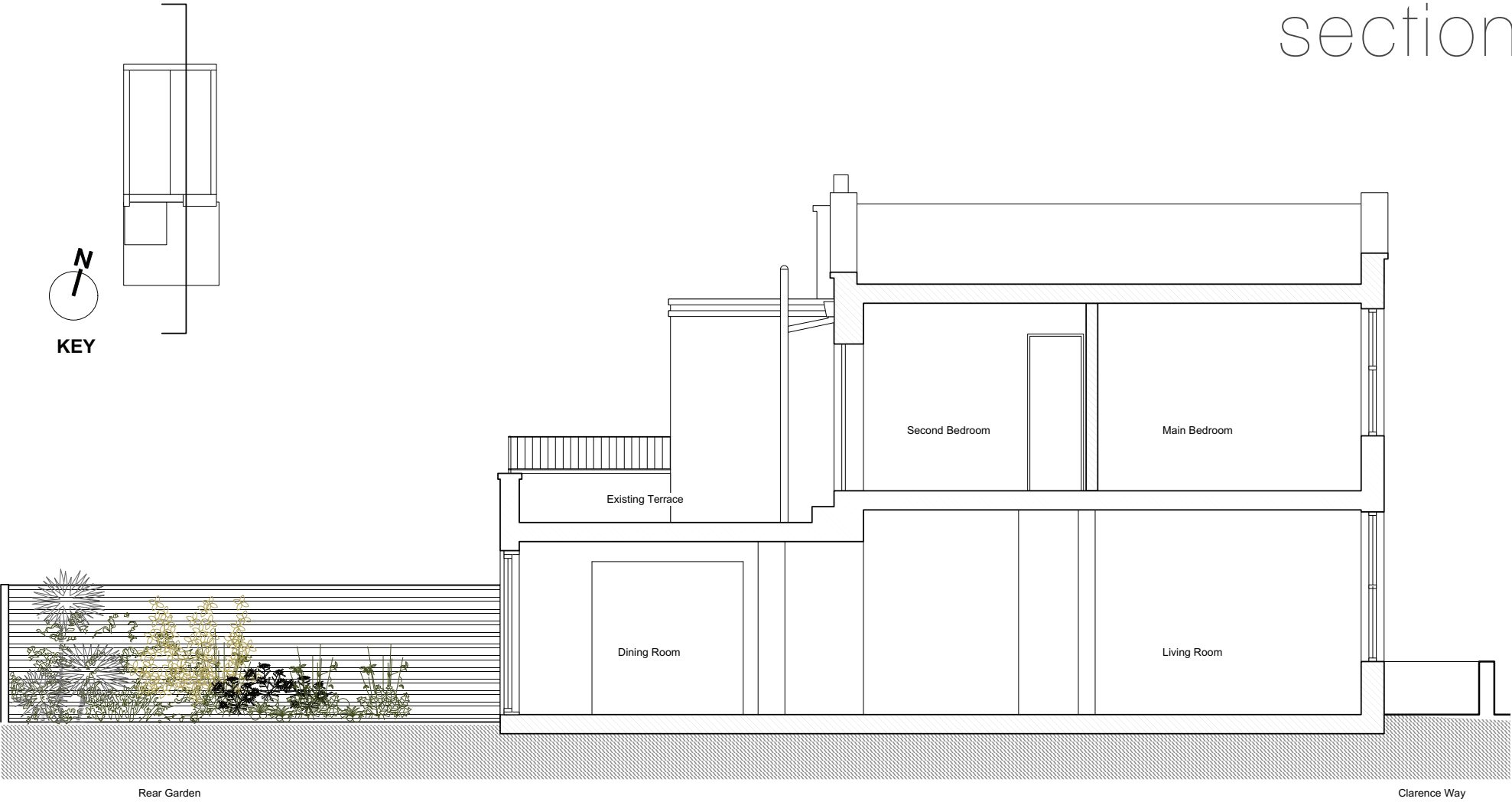


EXISTING ROOF FLOOR PLAN



# 4.0 existing drawings

## section

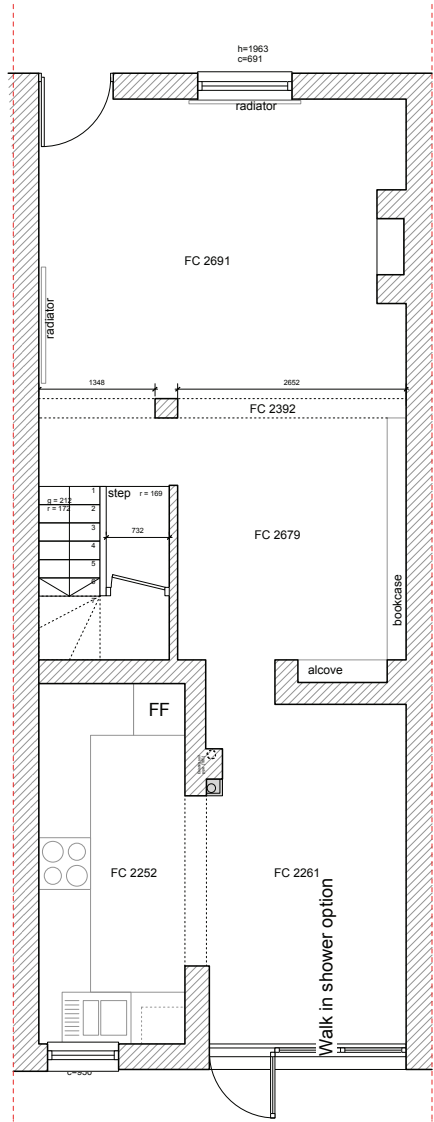


EXISTING SECTION/ ELEVATION

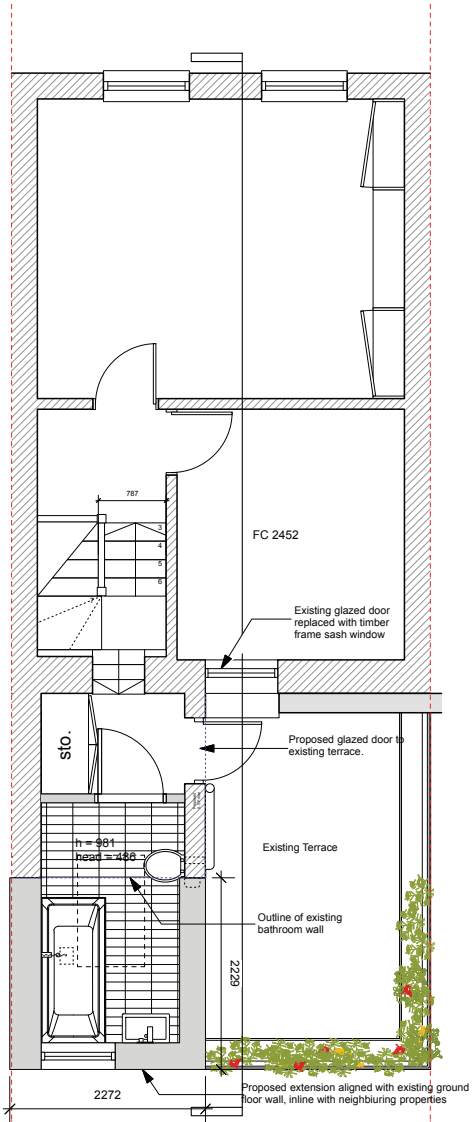
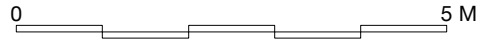


# 5.0 proposed drawings

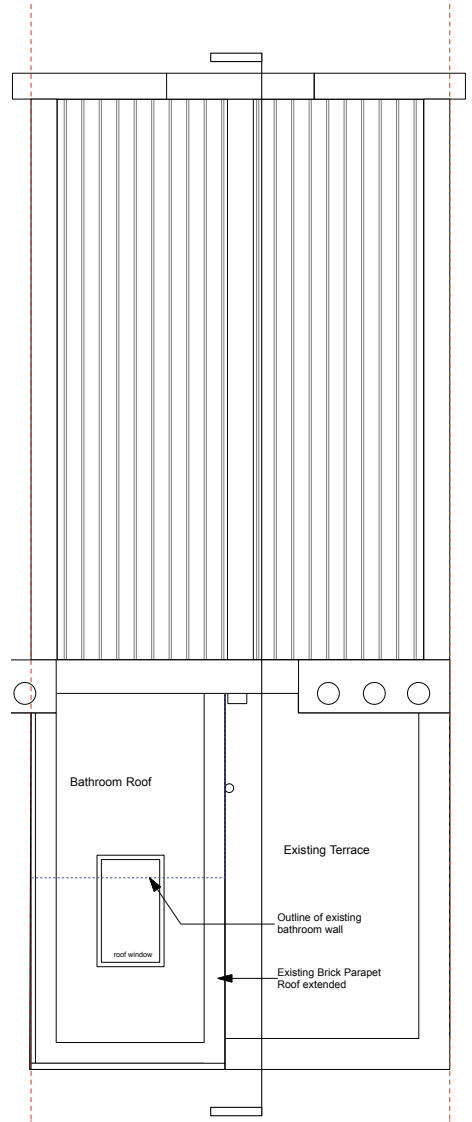
## plans



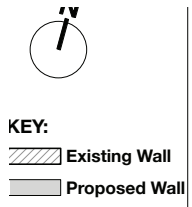
PROPOSED GROUND LEVEL PLAN



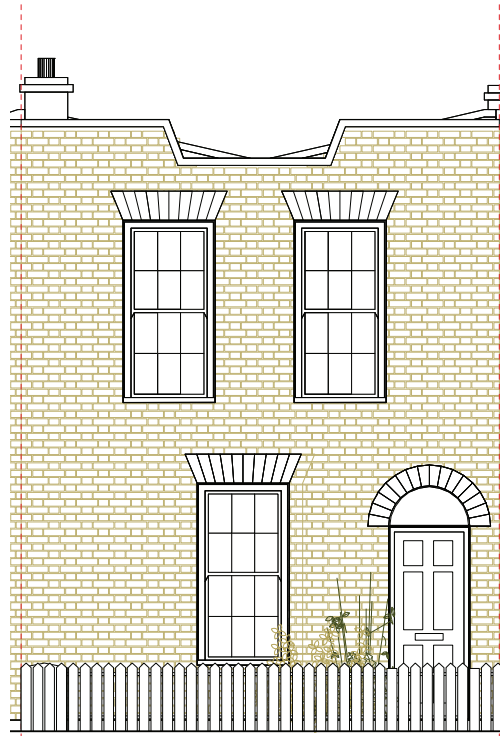
PROPOSED FIRST FLOOR PLAN



PROPOSED ROOF \ PLAN



# 5.0 proposed drawings elevations

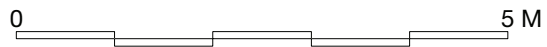


The Site - 81 Clarence Way

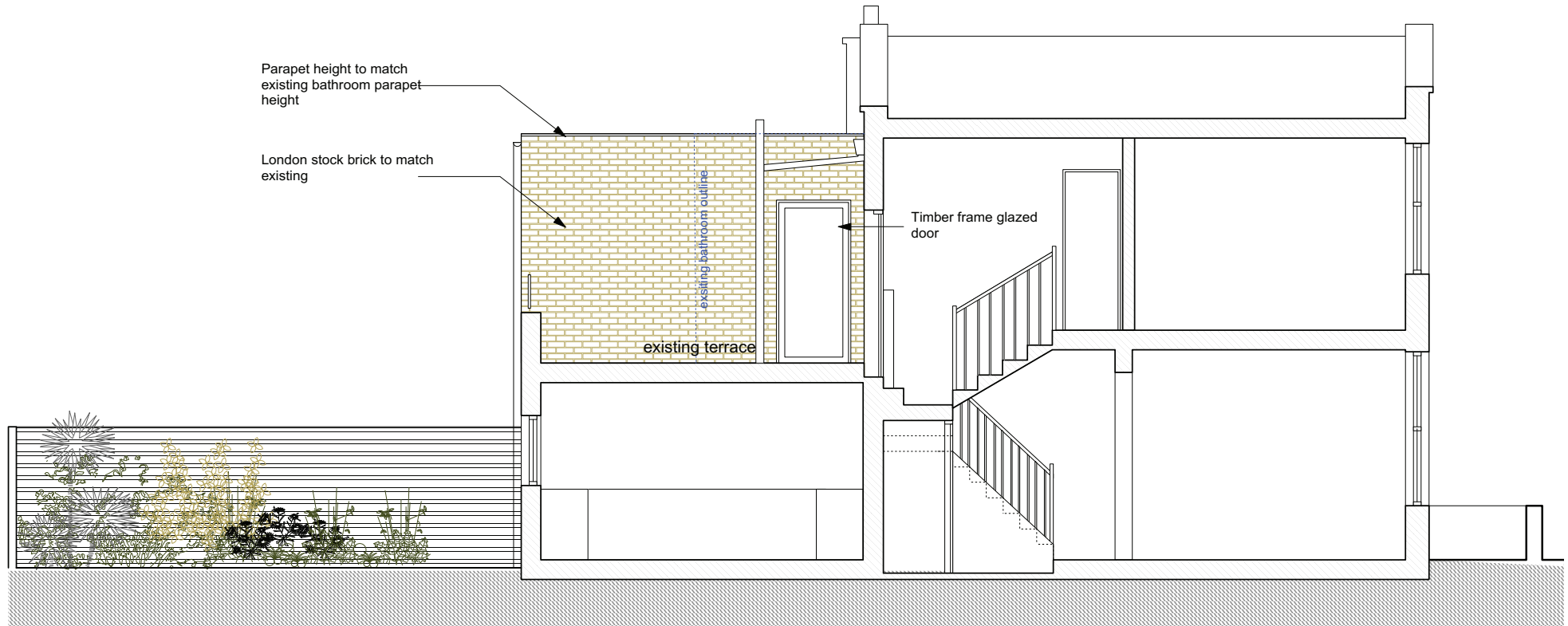
FRONT ELEVATION [unaffected by proposal]



PROPOSED REAR ELEVATION



# 5.0 proposed drawings elevations



PROPOSED SECTION THROUGH TERRACE

**KEY:**

Existing Wall

Proposed Wall