



Design & Access Statement

67 Bayham Street

September 2016

Ref: 67 Bayham Street- Design and Access Statement

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1.0 Introduction.

This document has been prepared to accompany a householder planning & demolition in a conservation area application. The proposal is seeking to extend at the rear with the erection of a single storey extension.

2.0 Site Analysis

The application site is located at 33 Townsend Avenue, London N14 7HH. The property is in close proximity of Camden Underground Station and Mornington Crescent. Bayham Street runs parallel to Camden High Street, and is within the Camden Town Conservation Area. The road, running north south, marks the eastern boundary of the Conservation Area. There is a mix use on Bayham Street with a variation of commercial and residential uses. There is a higher concentration of non-residential buildings at the northern end; several 20th century examples constructed on wider plots with building heights rising to four or even five storeys.



3.0 Site Description

The site comprises of a terraced property fronting Bayham Street. The property is currently 3 storeys high. The site is used as a C3 Dwelling. The surrounding context is predominately residential with a mix of commercial. The front elevation has stucco render on ground floor only with a London Stock Brick to the remaining floors.

4.0 Existing Use

The building consists of 3 storeys. The current use is C3 Dwelling

5.0 Design Statement

The external appearance of the rear of the building will involve some minor alterations. The extension will be constructed from facing brickwork to flank walls to match the existing building with an aluminium glazing system to the roof and bi-folding doors. A low level parapet wall to be built at first floor level in order to facilitate the rear single storey extension. The flat roof will be a grey polymeric membrane.

6.0 Access

The access to remain as existing.

7.0 Parking

The parking remains as existing.

8.0 Refuse & Storage

The refuse & storage will remain as existing.

9.0 Conclusion

This application is a sensitive proposal which will upgrade the standards to this family dwelling. The addition will enhance the overall character and will allow for modern family living. This will offer a valuable residential contribution to the borough.

It is the owner's intention to comply with all the relevant legislation/building regulations, and provide a much improved accommodation for their family.

For these reasons, I hope this application is viewed favourably.