

# DESIGN & ACCESS STATEMENT

24a South Villas,  
London NW1 9BT

Proposed External Alterations  
at Rear of Property



Prepared by

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## The Application

The application proposes to replace metal framed windows at the rear of the property with timber frames sash windows, together with minor rear alterations to remove an external boiler services enclosure. The Design and Access Statement will show that the proposals are sensitive to the Camden Square Conservation Area and are in keeping with the period and character of the property.

## Existing Rear Elevation

The apartment 24A occupies the ground and first floors of No.24 South Villas, including the front and rear



Rear of 24 South Villas.  
24A occupies the ground and first  
floors of the property.



The closet wing with metal-framed windows.  
The boiler and hotwater tank is housed in a  
timber enclosure.

## Proposed External Alterations

The proposals involve the following external work:

- Replace the existing metal framed windows of the 'closet wing' with double glazed timber framed sash windows.
- An external boiler enclosure is to be removed.
- Minor alterations to ventilation outlets and renewal of timber conservatory.





### Existing rear elevation

- The metal framed windows to the closet wing do not match the material, style and appearance of the original windows.
- The timber boiler enclosure is unsightly and blocks light into the ground floor window.



### Proposed Rear Elevation

- Metal framed windows of the 'closet wing' replaced with timber framed sash windows.
- External boiler enclosure is removed.
- Minor alterations to ventilation outlets and renewal of conservatory to match existing.

### Summary

The proposals are sympathetic to the existing property and improve the appearance of the rear elevation. The proposals are shown to be in line with the aims and objectives of the Camden Square Conservation Area Appraisal and Management Strategy 2011.