

CAMDEN PLANNING DEPARTMENT

DESIGN & ACCESS STATEMENT

**MR & MRS F GONZALES
FLAT 1
23 GOLDHURST TERRACE
LONDON NW6 3HB**

14.12.16

TMH

**TERRY M HACKNEY
28 PARAMOUNT BUILDING
212 ST JOHN STREET
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The property is a lower and upper ground floor maisonette in an end or terrace 3 storey plus lower ground floor house, the two upper floors have one flat per floor.

The proposal is to extend the rear of the lower ground floor by 3.5m depth across the whole width of the building into the already excavated patio area to provide a bedroom and study/TV room both having access to the patio. This corresponds to the adjoining building's extension. Over the bedroom on the end of the building is a roof terrace to replace the existing exit and staircase from the upper ground floor kitchen. Ideally this would take the whole depth of the extension but could be reduced if deemed to be intrusive to the neighbouring buildings. A flat skylight to be central above the study/TV room to allow in extra light.

The exterior finish to be in as near matching brick or white render, the new doors to be timber framed double glazed units, all to complement the existing building and window lines.

The existing patio to be extended by 1.8m and to provide planting areas to soften the view and steps to access the garden which is approximately 1.2 m higher than the patio level.

There is no change to the access to the site and a 2m wide path between the building and boundary fence allows access for the building works.

Terry M Hackney

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INTERIOR AND KITCHEN DESIGN