

reference
090602 0720 6.01

project
0720 Hot Sauce TV Ltd.

architecture urban design
interior design creative media

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Design and Access Statement to accompany planning application

June 2009

57d
jamestown road
london nw1 7db
uk

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|---|---|
| 1 | <p>Introduction</p> <p>1.1 This Design and Access Statement has been prepared in support of the application for the first floor extension to an existing office building.</p> <p>1.2 It contains information sought in the General Development Procedure Order and Circular 01/2006</p> |
| 2 | <p>The site and surrounding area</p> <p>2.1 57c Jamestown road is situated within the Rotunda office complex, on the edge (but outside of) the Primrose Hill Conservation area.</p> <p>2.2 The existing office premises at 57c sit approximately 30 meters back from the Jamestown Road entrance to the Rotunda complex, and back onto the residential gardens of Gloucester Crescent behind.</p> <p>2.3 The office is not within a central activity / employment zone.</p> <p>2.4 The office is within a strategic viewing corridor.</p> <p>2.5 The existing office is a single storey brick building with a gable ended pitched roof construction to the rear and flat roofed construction with parapet to the front (Jamestown Road) elevation.</p> |
| 3 | <p>Amount of development</p> <p>3.1 The original office comprises a gross area of 167 square meters. The proposal adds 99 square meters.</p> |
| 4 | <p>Layout</p> <p>4.1 The roof level extension creates a first floor of additional accommodation over the rear (pitched roof) section of the existing office.</p> |
| 5 | <p>Scale</p> <p>5.1 The office is 19.1 meters wide at its widest point, and 12.2 meters deep at its deepest. The rear pitched roof section for which the extension is intended is 16 meters wide and 6.35 meters deep. The proposal makes minimal impact to the existing building, lifting the ridge line 1.4 meters from existing.</p> |
| 6 | <p>Landscaping</p> <p>6.1 Not applicable</p> |
| 7 | <p>Appearance</p> <p>7.1 The rooftop extension is formed with an extension in height to the existing brickwork walls to the rear, pitched roof, element of the office and the replacement of the existing roof with a hipped roof, finished with natural slate tiles. A rendered wall with seven windows is proposed to the front of the extension, above the existing flat roof.</p> <p>7.2 Materials for the proposed extension have been selected to match existing.</p> |

associated offices
austria
belgium
czech republic
france
germany
netherlands
poland
portugal
romania
south africa
spain
sweden
switzerland
united states

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8.1 | **Access**
Access to the office remains unchanged.

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