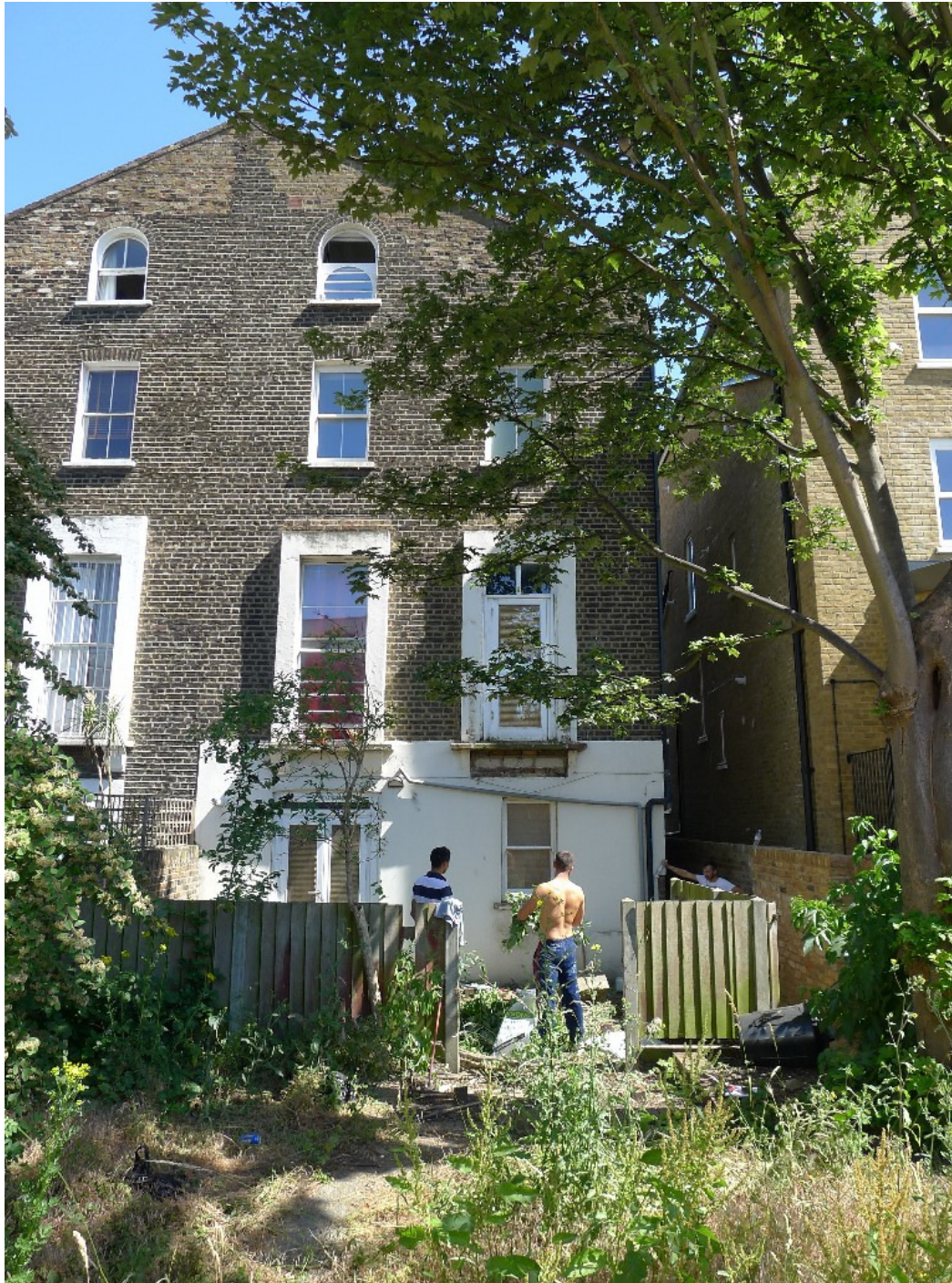


## Rear Lower Ground Floor Flat

5a St Augustiness Road London NW1 9RL

## Design and Access Statement



General view of rear from the garden



View of rear offshoot to number 3 St Augustine's Road

## **Summary of Proposals**

The proposal is for a single storey rear extension. This would provide a greater amenity for the existing flat.

## **Use**

The existing use is residential. The building is a large 19<sup>th</sup> century house, one of a pair of semi-detached villas historically sub-divided into 4 flats. Flat 5a is a one bedroomed flat of only 33m<sup>2</sup> gross internal area which would be considered substandard by today's standards for space. With the proposed extension, the flat would be 61m<sup>2</sup>.

The building lies within the Camden Square Conservation Area and is not Listed.

## **Ownership**

The building is owned entirely by Omega Residential Ltd. There are no leasehold flats.

## **Scale**

The extension is single storey will be 4.7m long x 6.3m wide x 2.95m high. The scale of the extension would be modest in relation to the existing main house.

There is a recently built rear offshoot to number 3 St Augustine's Road. The proposed extension to number 5a would line through with the rear of this.

### **Appearance**

The extension will be constructed using traditional materials and construction techniques to match existing.

The windows to the flank elevation would be painted timber sliding sash windows to match existing whilst the patio doors to the rear elevation, opening onto the garden, will be in grey framed aluminium.

The building generally is rendered to the front elevation with the lower ground floor rendered and painted white to the side and rear up to the height of the upper ground floor level.

It is proposed to render and paint the extension to continue this treatment.

### **Landscaping**

The existing rear garden which is solely demised to number 5a is 101m<sup>2</sup>. This will be reduced to 68m<sup>2</sup>-still a reasonable size for the flat.

### **Access**

Access into the dwelling will not be affected by the proposals.

## **DVM Architects Ltd**

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