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**1 SITE LOCATION PLAN**  
1:1250

SCALE 1:1250  
20m 40m

Rev.	Date	Description	Rev/CHK by

**a jones+co** architectural solutions

Job Title  
**89 CASTLEHAVEN ROAD**  
**CAMDEN**  
**LONDON**  
**NW1 8SJ**

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65 Rose Glen Romford RM7 0SL  
Tel: 01708 755 674 Email: info@ajonesco.co.uk  
www.ajonesco.co.uk

**SITE LOCATION PLAN**

Drawing Status  
**PLANNING**

Drawn By  
**CI**

Checked By

Scale  
**1:1250 (A3)**

Date  
**27JUL18**

Project No.  
**AJC-1340**

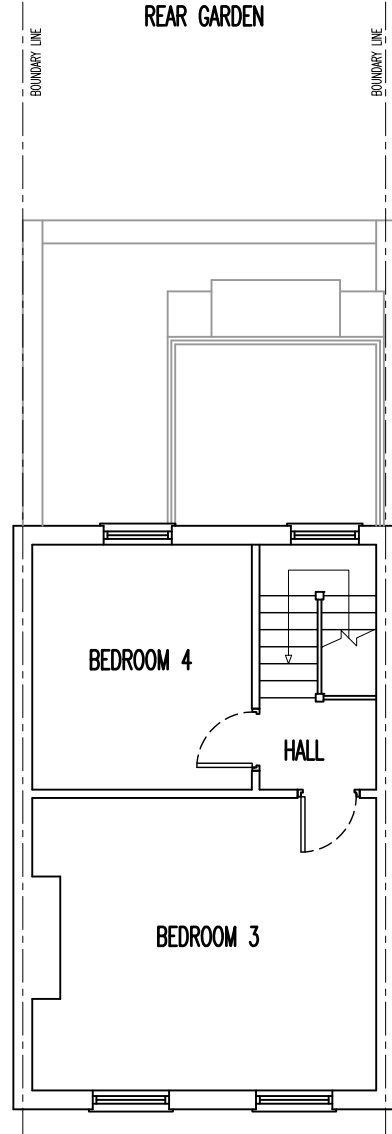
Drawing No.  
**01**

Rev.

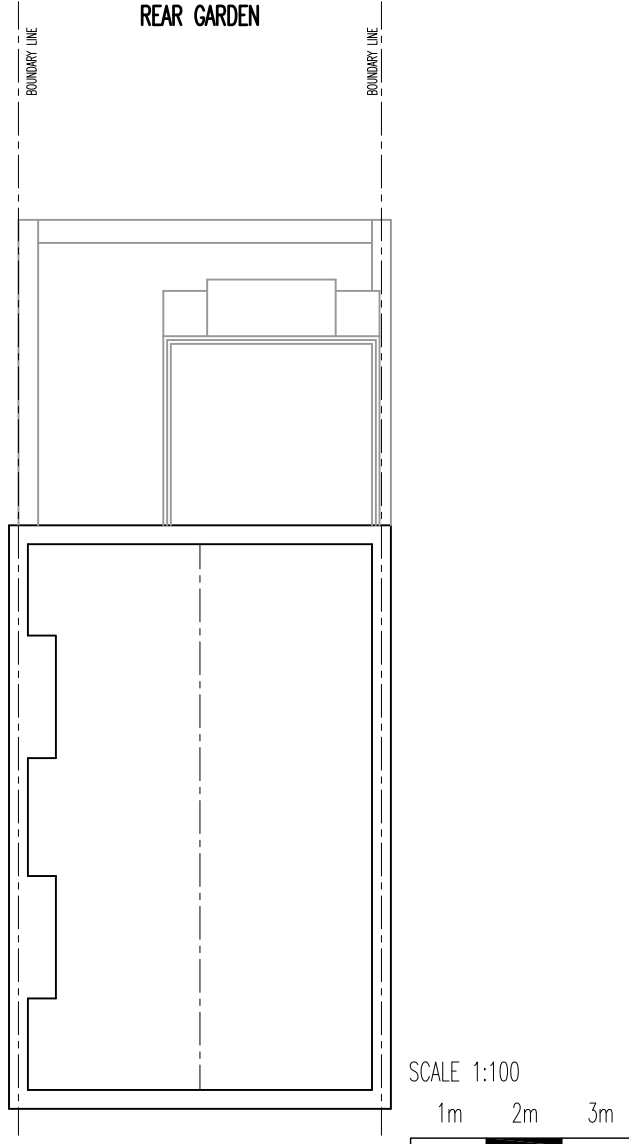
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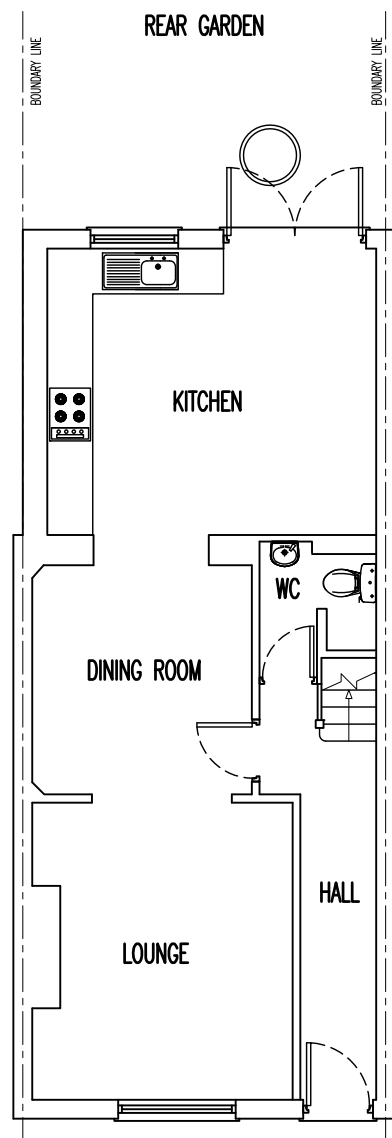
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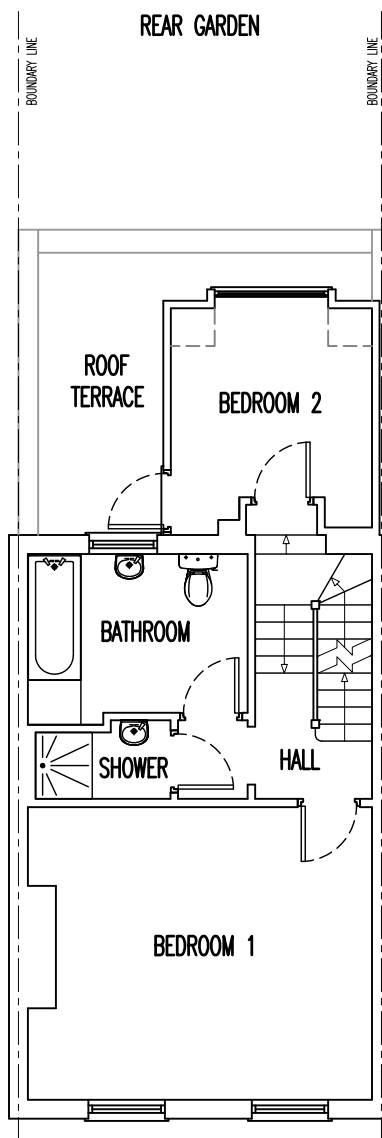
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1:100



**4** EXISTING THIRD FLOOR PLAN  
1:100



**1** EXISTING GROUND FLOOR PLAN  
1:100



**2** EXISTING FIRST FLOOR PLAN  
1:100

Rev.	Date	Description	Rev/Chk By

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NW1 8SJ**

Title

**EXISTING FLOOR PLANS**

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Drawing Status **PLANNING**

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Drawn By \_\_\_\_\_ Checked By \_\_\_\_\_

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Scale **1:100 (A3)** Date **27JUL18**

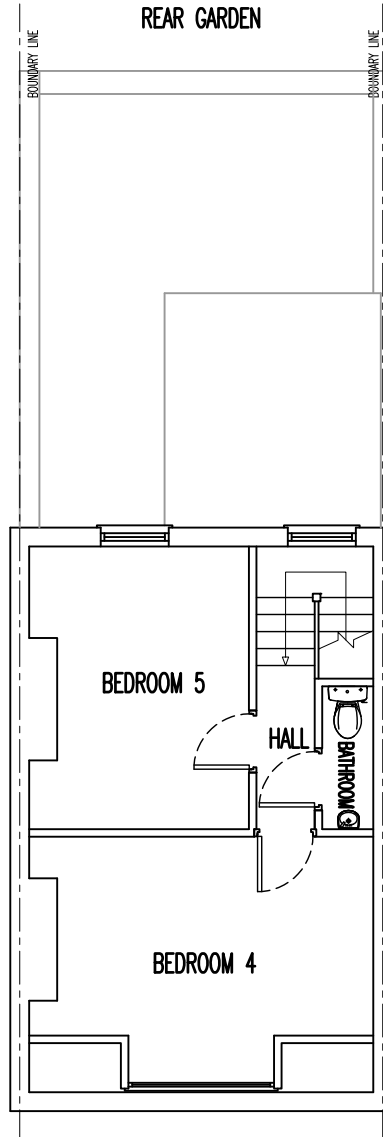
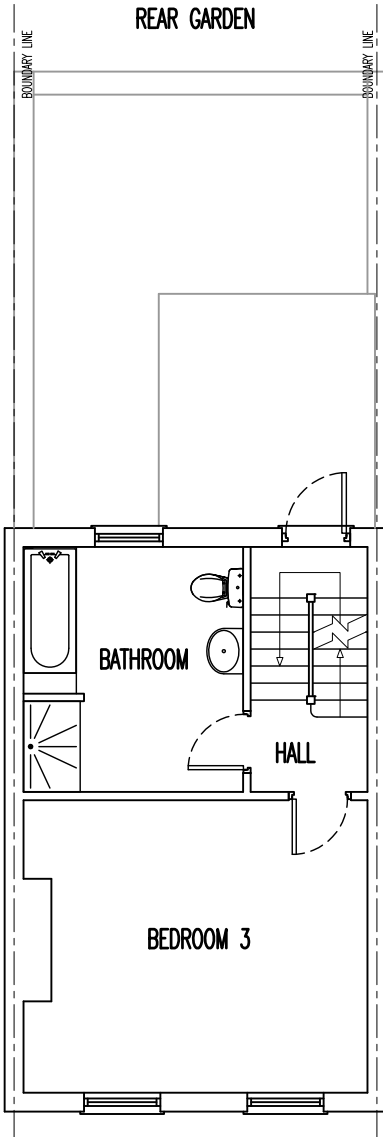
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Project No. \_\_\_\_\_ Drawing No. \_\_\_\_\_ Rev. \_\_\_\_\_

**AJC-1340 02**

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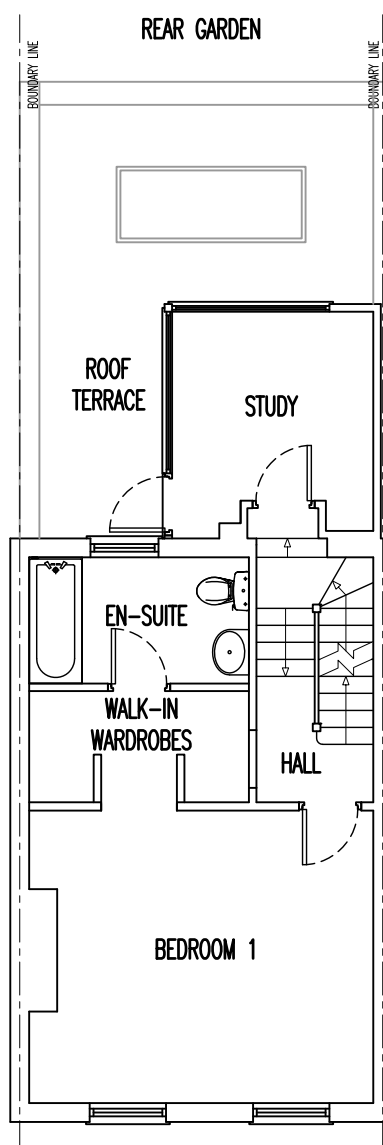
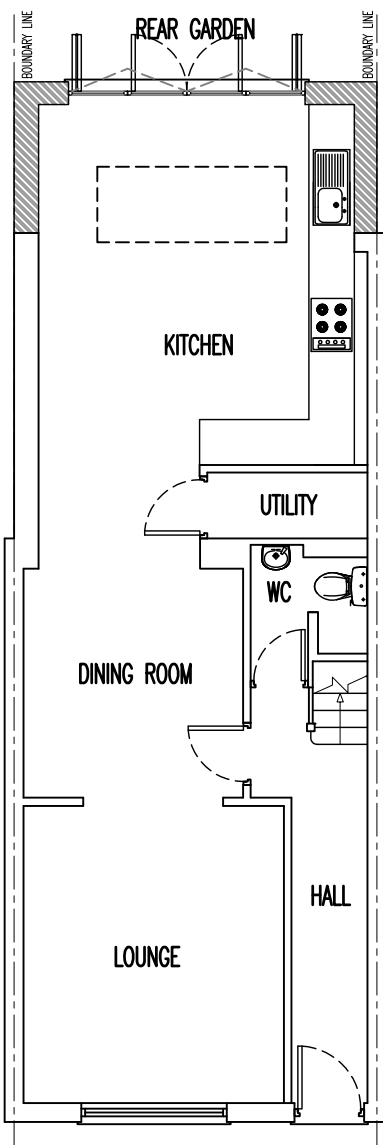
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SCALE 1:100  
 1m 2m 3m

**3** PROPOSED SECOND FLOOR PLAN  
 1:100

**4** PROPOSED THIRD FLOOR PLAN  
 1:100



**1** PROPOSED GROUND FLOOR PLAN  
 1:100

**2** PROPOSED FIRST FLOOR PLAN  
 1:100

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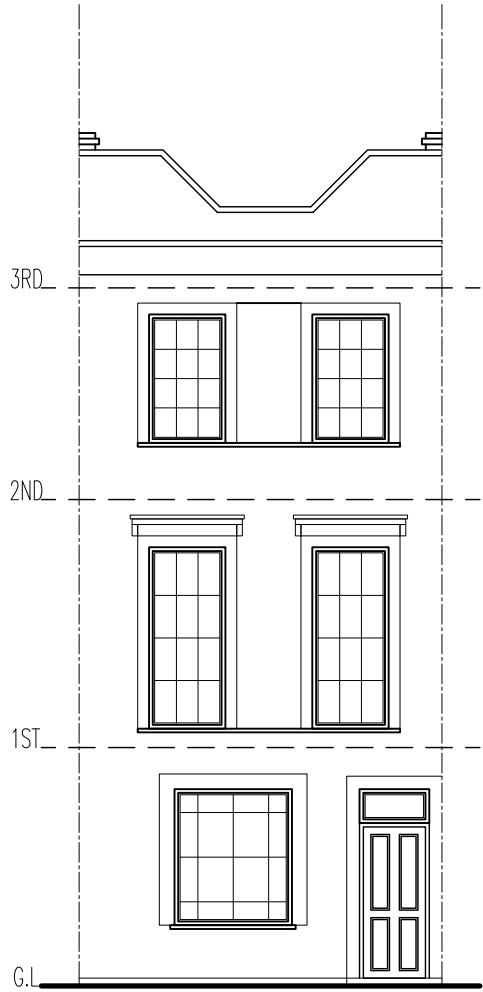
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Drawn By	Checked By
<b>CI</b>	
Scale	Date
<b>1:100 (A3)</b>	<b>27JUL18</b>
Project No.	Drawing No.
<b>AJC-1340</b>	<b>03</b>

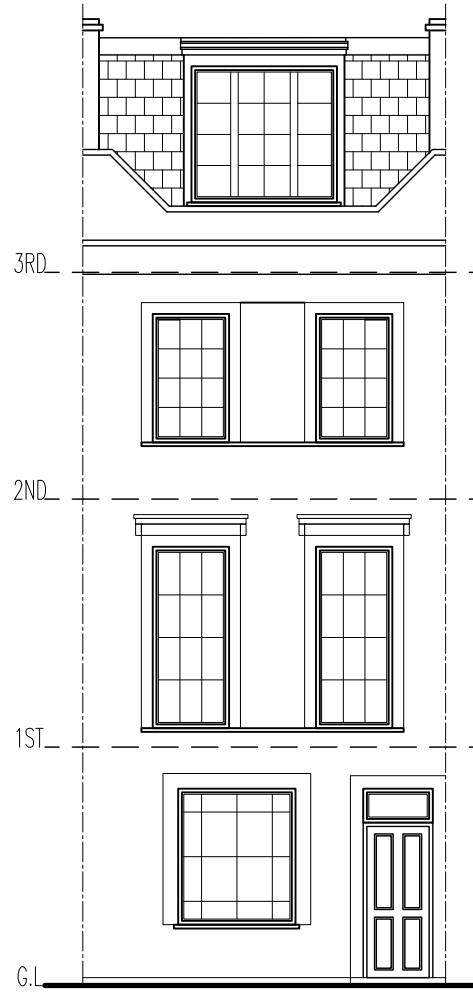
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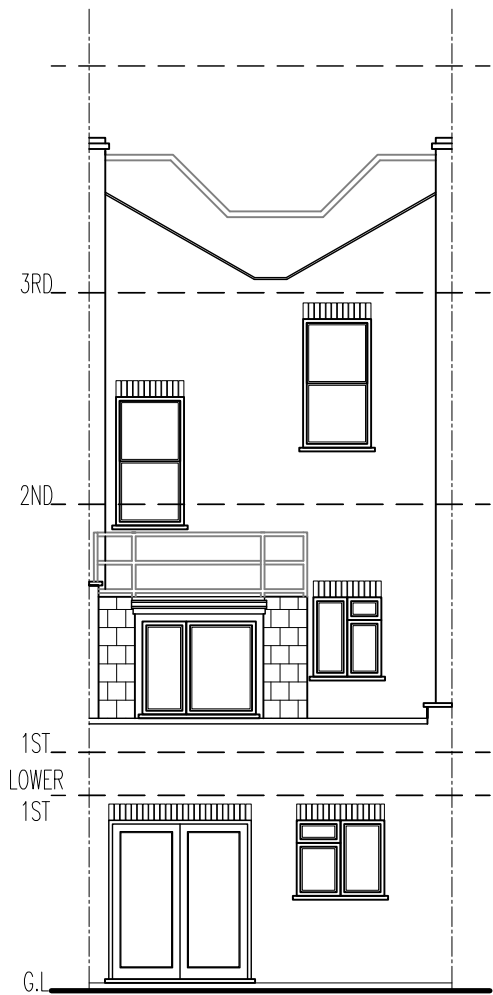
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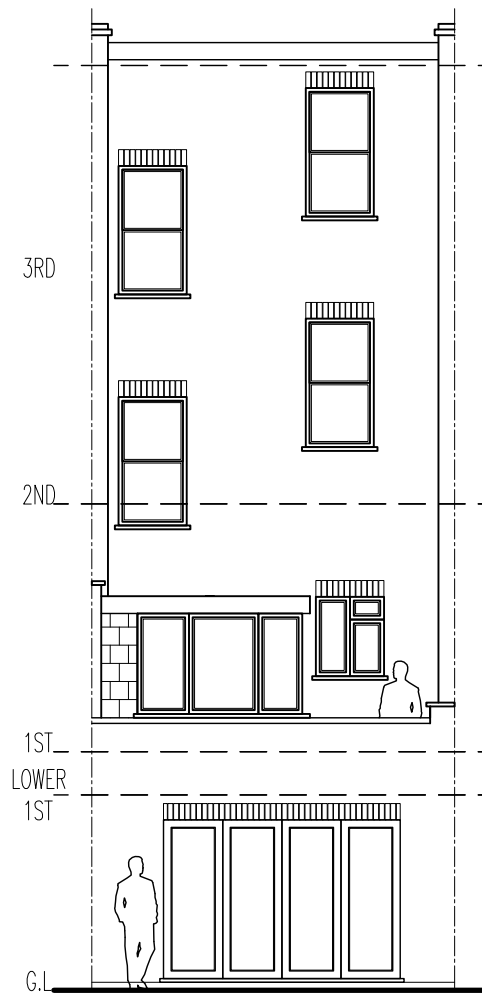
**1** EXISTING FRONT ELEVATION  
1:100



**3** PROPOSED FRONT ELEVATION  
1:100



**2** EXISTING REAR ELEVATION  
1:100



**4** PROPOSED REAR ELEVATION  
1:100

SCALE 1:100

1m 2m 3m

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 CAMDEN  
 LONDON  
 NW1 8SJ**

Title  
**EXISTING & PROPOSED  
 FRONT & REAR ELEVATIONS**

Drawing Status  
**PLANNING**

Drawn By Checked By

Scale Date

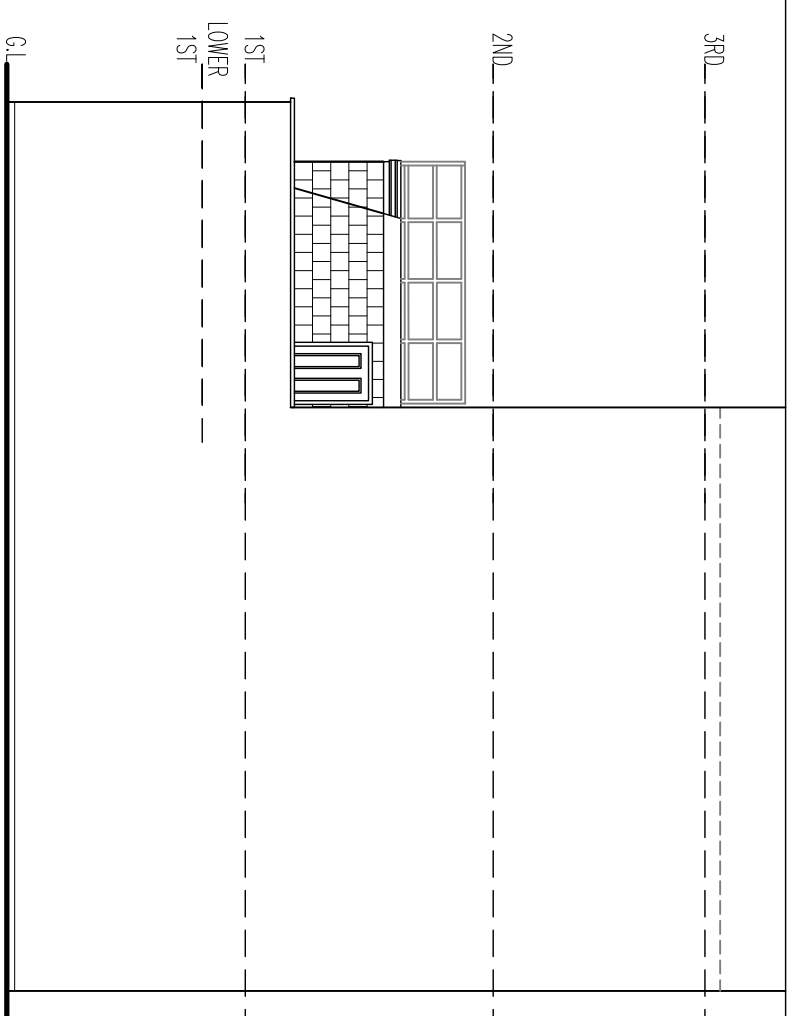
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Project No. Drawing No. Rev.

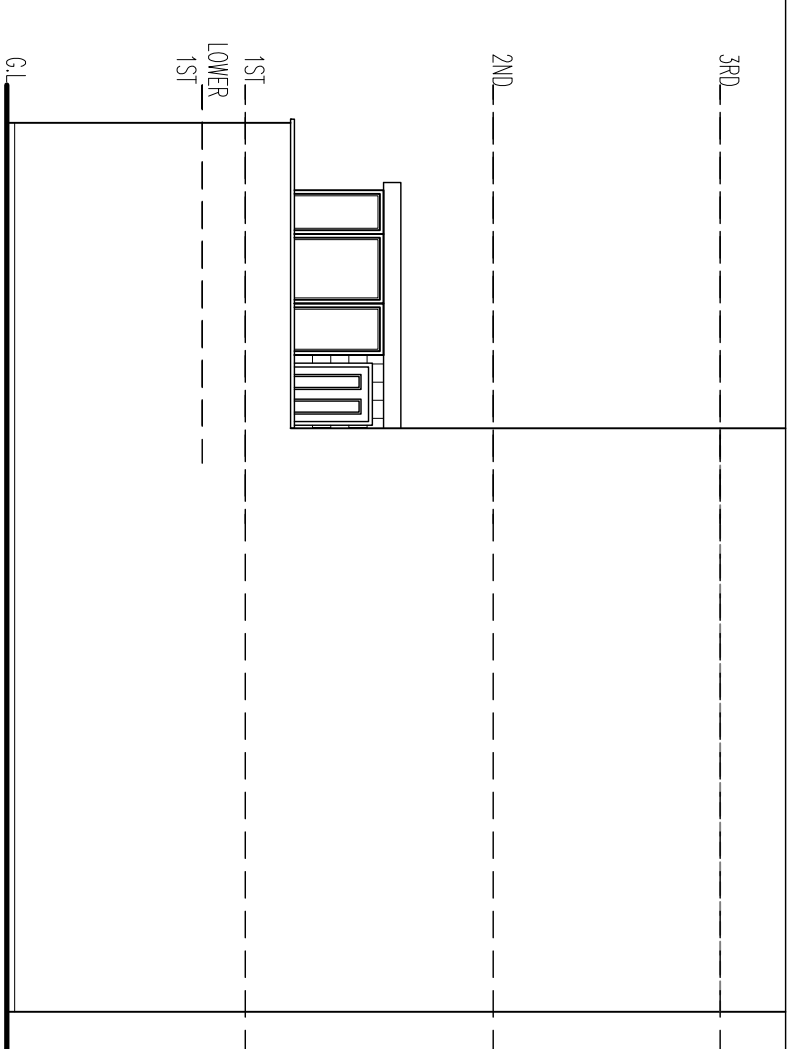
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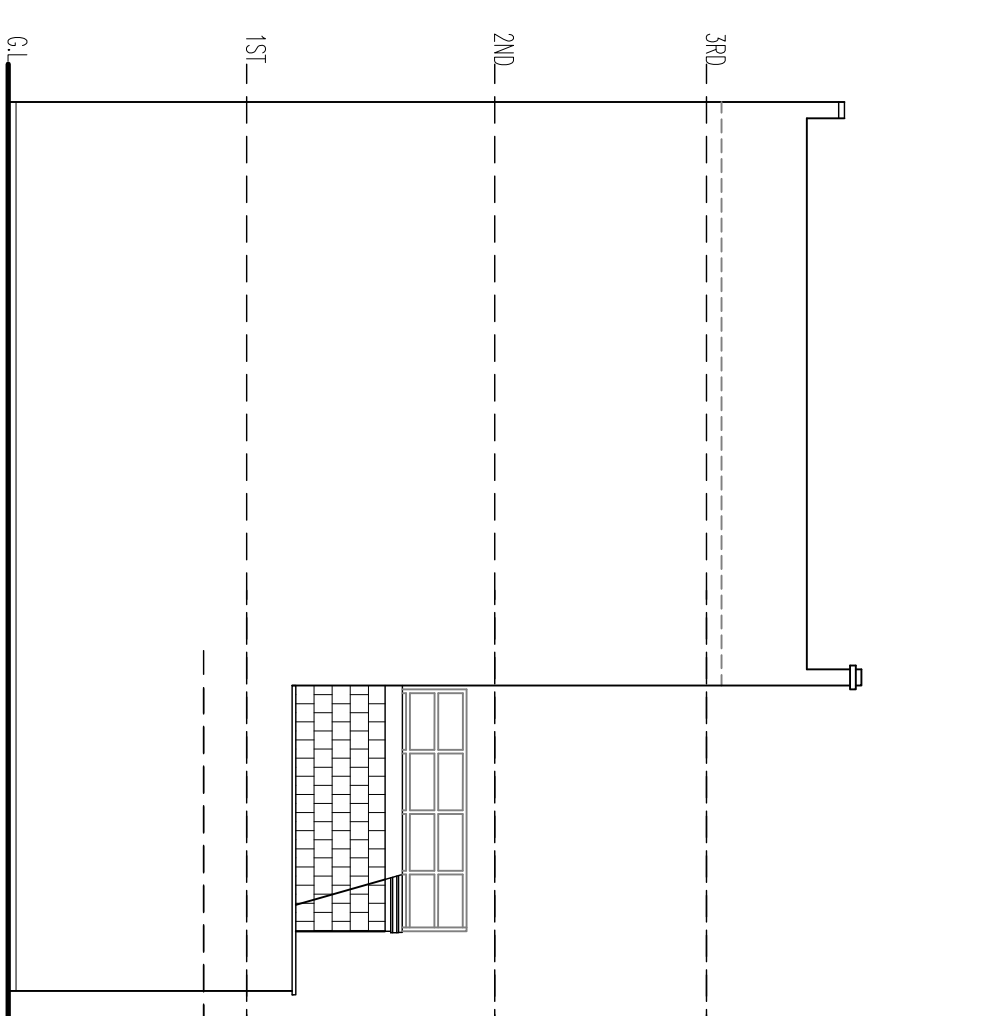
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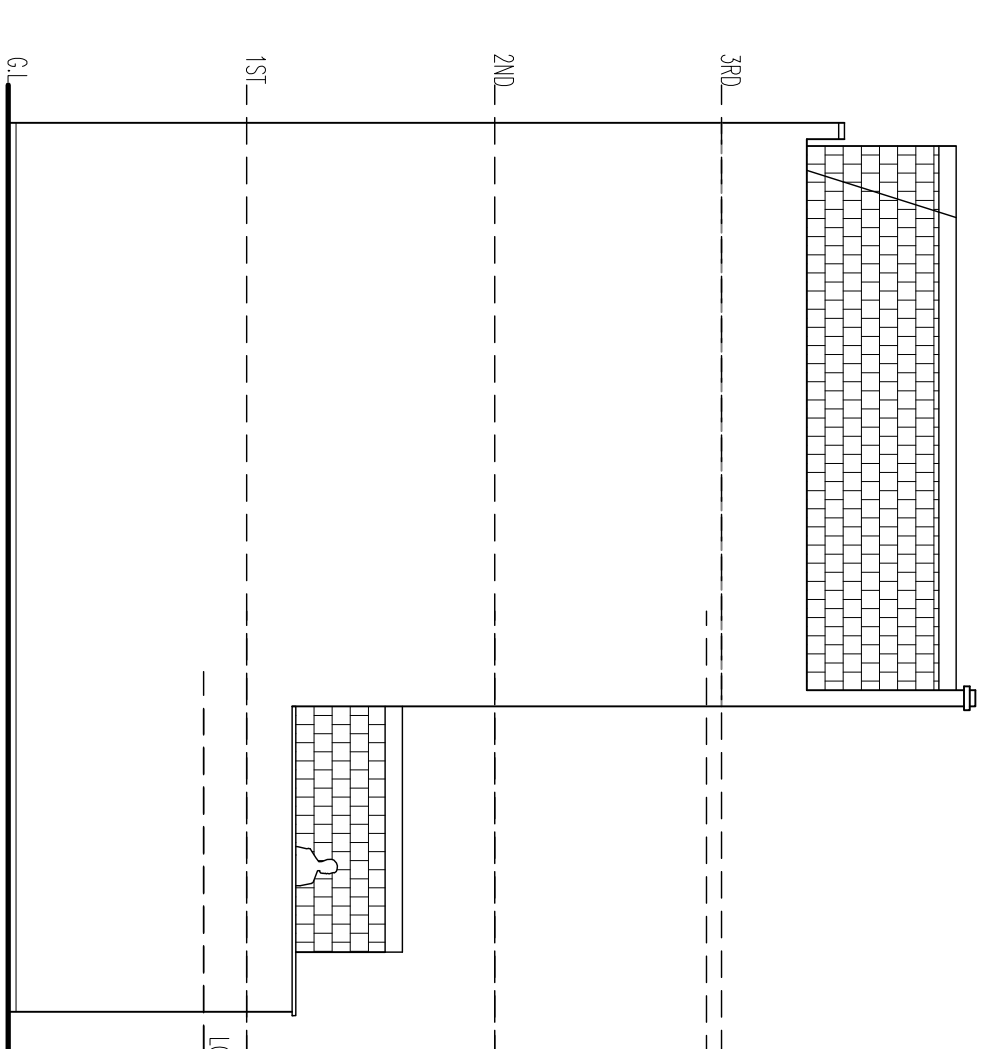
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1:100



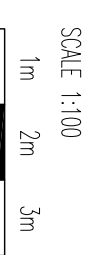
**3** PROPOSED SIDE ELEVATION  
1:100



**2** EXISTING SIDE ELEVATION  
1:100



**4** PROPOSED SIDE ELEVATION  
1:100



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Job Title  
**89 CASTLEHAVEN ROAD**  
**CAMDEN**  
**LONDON**  
**NW1 8SJ**

Title  
**EXISTING & PROPOSED**  
**SIDE ELEVATIONS**

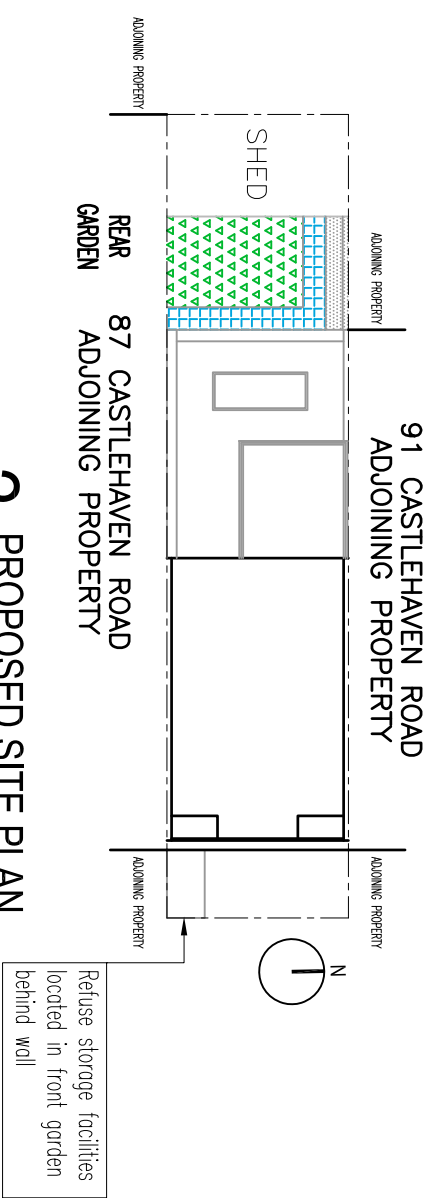
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**PLANNING**

Drawn By	Checked By
GI	
Scale	Date
1:100 (A3)	27JUL18
Project No.	Drawing No.
AJC-1340	05
Rev.	

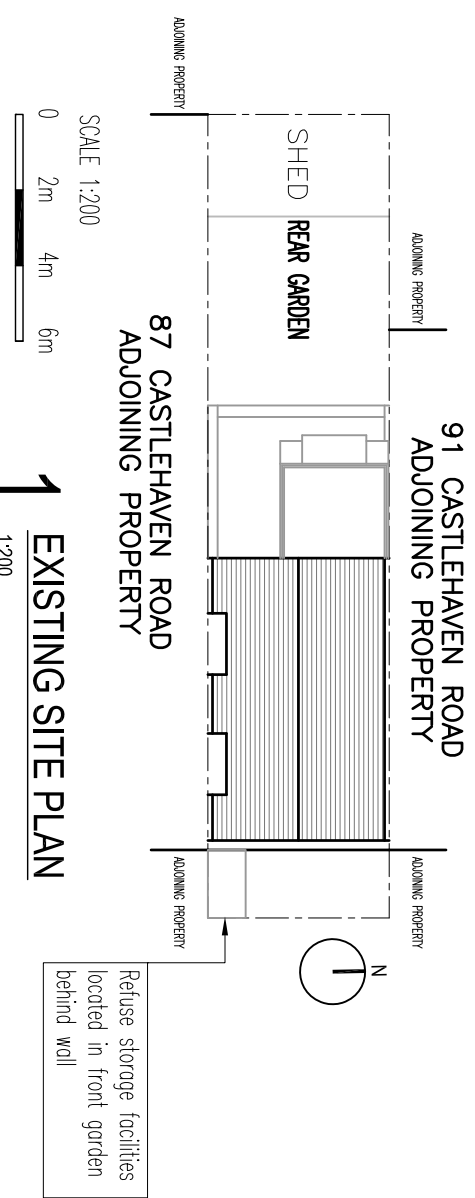
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**2**  
1:200  
PROPOSED SITE PLAN



**1**  
1:200  
EXISTING SITE PLAN

- KEY:
- GRASS
  - PATIO
  - TIMBER SEATING

Rev.	Date	Description	Rev/Chk By

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**CAMDEN**  
**LONDON**  
**NW1 8SJ**

**Title**  
**EXISTING & PROPOSED**  
**SITE PLANS**

**Drawing Status**  
**PLANNING**

**Drawn By**  
**CI**

**Checked By**

**Scale**  
**1:200 (A3)**

**Date**  
**27JUL18**

**Project No.**  
**AJC-1340**

**Drawing No.**  
**06**

**Rev.**

# Design Access Statement

## 89 Castlehaven Road, London NW1 8SJ

### Proposed single storey rear extension & new mansard roof

**Introduction:** This design and access statement is prepared in support of the application for full planning permission and is set out using the format recommended in the DCLG Circular 01/2006 and should be read with the plans accompanying the application. It is proposed to sympathetically extend the existing family dwelling creating additional living accommodation for the owner.

**Policy Background:** This scheme has been designed taking into consideration the relevant planning policies of the 1994 Unitary Development Plan in respect of extensions to residential properties.

**The Design Component:** We are proposing a single storey rear extension & new mansard roof to an existing domestic dwelling. The proposal has been designed to match the scale & appearance of the existing property and the surrounding area particularly property No.103, 101 & 99 Castlehaven Road (Please refer to picture and note at rear of this document). The landscaping will also match that of the existing surrounding.

**Use:** The existing use for the application site comprises a terraced family dwelling with landscaped gardens. The proposed development will remain as a family dwelling but will provide additional accommodation at ground level and 2no new bedrooms at second floor level.

**Amount:** The proposed extensions are consistent with the amount of development in the vicinity in terms of density. The neighbourhood's services are unlikely to be affected by the amount of development planned. The additional amount will not unduly harm the existing amenity.

**Layout:** The layout of the building has been designed to match that of the existing building on the site and that of adjoining buildings. Given the juxtaposition of the adjoining properties within the road the projection of the extensions from the rear main wall and side main walls of the original dwelling house do not unduly affect the windows or amenity of the adjoining occupiers. All habitable rooms are provided with windows for natural daylight and ventilation.

**Site Layout:** The layout of the building on the site is unchanged.

**Scale:** The proposed extensions sit comfortably with the adjoining buildings in terms of mass and space between the buildings. The scale, geometry and proportion of the proposed windows and fenestration for the extensions are domestic in scale and similar with the existing and other buildings within Castlehaven Road and that of the surrounding areas.

**Landscaping:** The proposed development offers better means of access and visual link from the ground floor level to the rear garden via fully glazed doors.

**Appearance:** The choice of materials and architectural details for the proposed extension are selected to blend seamlessly with the appearance of the existing road whilst preserving the character, appearance and context of the surrounding area.

**Access:** The access for the house as a whole is not proposed to be changed.

**Vehicular and Transport Links:** There are excellent transport links, with bus stops and underground train links a short walking distance from the property.



**Photos:** This photo indicates adjoining properties, which are very similar to what we are proposing, and in doing so we will be matching the surrounding areas and keeping with the street scene.



103, 101 & 99 Castlehaven Road



103 & 101 Castlehaven Road



101 & 99 Castlehaven Road