

DESIGN & ACCESS STATEMENT

3 Camden Square, NW1 9UY

The purpose of this application is to seek householder planning permission for the removal of an existing window and doorway, the enlargement of the opening and the installation of a 'frameless' contemporary PPC Aluminium sliding door system.

The Existing Dwelling

The existing property is a semi-detached house on the north-west side of the Camden Square. It is located within the Camden Square conservation area, which was developed over the early Victorian period.

The property is set back from the pavement with a low walled front garden. The front elevation is finished in render painted light blue. The rear & side elevations are a mixture of painted render to the lower floors and multi-stock brick to the upper. The dwelling is capped with a pitched slate roof.

The site benefits from good public transport links with a PTAL rating of three, being close to Camden Road train station and direct services to Central London. It also like much of London benefits from a good bus network.

The Proposal

The existing access to the garden is via a single glazed doorway from the sitting room. This room is often somewhat dingy and would benefit from increased levels of natural light.

We are proposing to create a larger opening to the rear garden and replace the existing doorway and window with a contemporary PPC aluminium glazed sliding door. The proposed opening will mirror the proportion of the windows above, ensuring it will not look out of place on the rear elevation. The proposed sliding door system will be of high quality and improve the usability of the space.

The existing access to the main entrance of the dwelling will remain unchanged. To the rear, the existing access to the rear garden will be improved, creating a more defined relationship between the dwelling and garden.

The parking provision to the dwelling will remain unchanged.

Conclusion

We feel the proposal is not detrimental to the existing dwelling or the wider conservation area. We trust that the above will allow the Local Authority to conclude that the scheme is acceptable in terms of planning, design and conservation, and will be minded to grant planning consent under its delegated powers.