DESIGN AND ACCESS STATEMENT

69 CAMDEN SQUARE

LONDON

NW1 9XD

**Re: PP07897473**

**The Property.**

This is a two-storey single-family house with a spacious front garden facing onto Murray Street. It is constructed in yellow stock bricks with a parapet surrounding the pitched slate roof. There are no particular decorative architectural features. The house was probably constructed in the 1950s.

**The Proposal.**

This project will involve the demolition of most of the existing structure but the rear party-wall adjoining No. 29 Camden Mews will be retained.

A new ground plan, following much of the existing ‘foot-print’ will be created for the ground floor and first floor. There will be a single storey extension with a pitched roof along the boundary of 178 Camden Road. There will also be a two storey wing with a balcony deck facing Camden Mews.

The walls of the main part of the house will have yellow stock brickwork at ground and first floor levels and on both the projecting side wings. There will be two double-storey bays on the front wall facing Murray St finished in painted render. The parapet at roof level and both flank walls at 2nd floor level will be finished in painted render.

The roof will be pitched and set within the parapets. There will be a flat roof with a flush-glaze skylight between the front and rear pitches. There will be two lead-clad dormers with flat tops set on the front roof and a shallow pitched dormer with a Velux window on the rear roof. The two front bays will have flat roofs. These windows will not be visible from the street. The ground floor wing facing 178 Camden Road will have a large skylight.

All windows and doors will be manufactured in timber with traditional Victorian details. The windows in the diagonal sides of the two front bays will be full-height double-hung sash units. There will be French windows on the outer face of the bays. The first-floor windows will be double-hung sash units.

Internally, the ground floor is arranged with a spacious living room dining room and kitchen. There is also a utility room and shower/WC. The first floor has three bedrooms, a family bathroom and an en-suite shower/WC.

**Lifetime Homes Arrangement.**

A new front path with a gradient not exceeding 1 in 12 will be installed. The ground floor has been designed to accommodate wheel-chair access throughout.

**Planning History.**

A previous Planning Application was 2010/1531/P and granted consent on 2nd June 2010. This Application was a renewal of an earlier consent that had been granted after a successful Planning Appeal. The Application concerned a combined scheme with the adjoining property at No 29 Camden Mews. Another later Application 2018/3409 was withdrawn on 20/08/2018.

This new Application does not include 29 Camden Mews but the re-building of 65 Camden Square will have similarities to the earlier Approved project.

In June 2003, a design with a more modern appearance was submitted informally but the current Planners gave it a negative reaction. This traditional design followed and eventually obtained Planning Consent.

**Context and local impact.**

The design of the house takes into account the traditional style of many surrounding properties in this Conservation Area. The overall size and height is not excessive for the site and will have minimal impact on nearby properties. The wall adjoining 29 Camden Mews will be retained, with some alterations but will be similar to the existing structure.

65 Camden Sq and 29 Camden Mews are both owned by the client, Mr Cox.

**Access.**

There is no vehicle access to the site. Pedestrian access will remain at a gateway in Camden Mews.

CEDC

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31st May 2019.