

**Ancillary area of
17 Stratford Villas, Camden
NW1 9SJ**

**Design and
Access Statement**



DESIGN AND ACCESS STATEMENT

The following Design and Access Statement supports a planning application submitted on behalf of my client Mr Richard Marina, in relation to the proposal for the replacement of the door which gives access to the ancillary area from the existing garden. Refer to proposed drawings attached for details.

The ancillary area is located in the rear garden of 17 Stratford Villas, and was built in the mid to late 1970's. It's main access, as originally intended for a vehicle, is from Rochester Square and meets the back of the footpath edge. A secondary access via a door leads to the garden of 17 Stratford Villas.



Site Location Plan



Existing Garden facade

Use

The use of the existing ancillary area has not been modified under the current planning application.

Scale & Amount

The height, scale and mass of the ancillary area have been respected as the planning application is just focused on the replacement of the existing access to the ancillary area. The roof and other openings will be kept to respect the nature of the existing ancillary area building.

Layout

The existing layout has not been modified under the current planning application.

Access

The access to the ancillary area will be through the proposed anthracite aluminium frame and clear glass double door which is located on the same position of the existing timber door. Refer drawings for dimensions and details.