

DESIGN & ACCESS STATEMENT
For 233 Royal College Street NW1 9LT

G W Warren
77 Broomgrove Gardens
Edgware
HA8 5RJ

OVERVIEW OF PROPOSAL

Number 233, is part of a row of terrace houses on the west side of Royal College Street, being about 1 minute walk to Camden Road British rail train station and 5 minutes from Camden Town tube station, along with numerous bus routes. The property falls within the Jeffreys Street Conservation Area and consists of a basement, ground, first and second floors and a central valley slate roof.

The basement is unoccupied while the ground floor is owner occupied. The first floor is occupied by family members while the second floor is rented out. The proposal is to create an additional floor to provide two more bedrooms thereby increasing the living space of the second floor.

The new third floor will have lead clad dormer windows with sloping artificial slate covered roof at the front which will be in keeping with the surrounding properties. It is proposed to have a vertical slate covered wall (roof) at the rear with white painted double glazed bi folding doors (this vertical wall proposal would be in keeping with the vertical rear wall of nos. 39 & 41). A rear terrace area is also proposed at third floor level and will be fenced in with black painted railings similar to no. 235.

All new materials used are to match existing materials as close as reasonably possible.