DESIGN AND ACCESS STATEMENT

69 CAMDEN SQUARE

LONDON

NW1 9XD

**Re: PP-08243038**

**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.

The ground plan will follow much of the existing ‘foot-print’. Only the two front bays and the side wings will extend beyond the original area. 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 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 Street finished in painted render. The parapet at roof level will be finished in painted render.

The roof will be pitched pyramid clad with grey slates and will be set within the parapets. There will be a flat roof on the side wing adjacent to Camden Mews within the parapet. The two front bays will have also flat roofs. There will be two roof windows on the east flank and two on the north flank. 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. A later Application 2018/3409 was withdrawn on 20/08/2018. The recent Application 2019/2837/P that included a 2nd floor at roof level was recently refused.

This new Application does not include 29 Camden Mews but the re-building of 65 Camden Square will have similarities to the project approved on Appeal in 2010 although there is a different treatment for the roof.

In June 2003, a design with a more modern appearance was submitted informally but the current Planners gave it a negative reaction. A design with the more traditional appearance 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 but with some alterations.

65 Camden Square and the adjoining 29 Camden Mews are both owned by the client, Mr Brian Cox.

**Access.**

There is no vehicle access to the site. Pedestrian access will remain at a gateway in Camden Mews and a new access ramp from the street has been designed to comply with Regulation M4(2).

CEDC

0207 603 7770

21st November 2019.