

DESIGN AND ACCESS STATEMENT (Rev A)

155 Camden High Street, London, NW1 7JY

INTRODUCTION

The Design and Access Statement has been prepared by CRAFT Architects, on behalf of Ms Hursuline Matos da Silva, our client and the tenant of the property at the above address, to support the Planning Application.

The proposals seek to replace an existing pitched roof structure enclosing the ground floor at the rear of the property and introduce a number of new rooflights.

The following document is intended for consideration alongside the drawings and information accompanying the application. Please refer to the drawing issue sheet for a complete record of submission

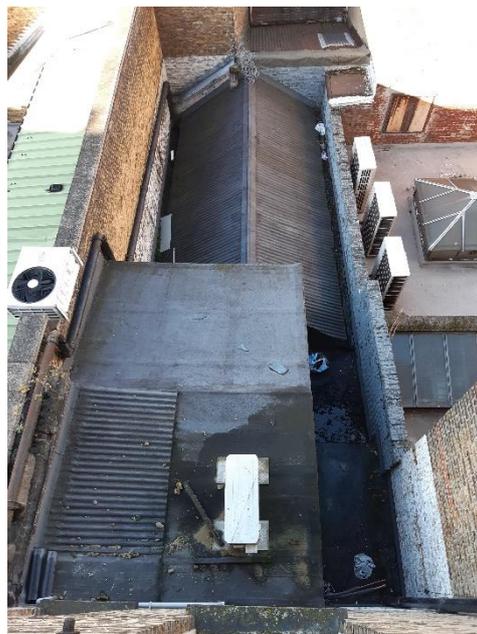
SITE / EXISTING BUILDING DESCRIPTION

The existing 4 storey building is situated on Camden High Street, within the Camden Town Conservation Area, and is classed as A1 use (shops and retail). The property forms part of a terrace row, with a single point of access via the metal and glass shop front at street level, a red brick façade on the floors above and London stock brick façade to the rear.

At the rear of the property, where once there would have been an external courtyard, historical infilling has enclosed the entire site – a common scenario replicated by neighbours on either side. An existing 2 storey flat roof element contains the stair to first floor whilst a profiled pitched roof structure extends the internal ground floor footprint (all elements are circa 15 years old).



View from rear of ground floor showing existing pitched roof structure from below



View from third floor showing existing ground & first floor roof structures at rear of property

PROPOSALS

Due to the poor condition of the existing pitched roof structure enclosing the ground floor, we are proposing that this will be demolished.

The proposals seek to introduce a new pitched roof structure to replace the previous, with a matching form and ridge height. The new roof will include 6no. new rooflights to provide valuable natural light to the ground floor interior. There are no overlooking issues due to the location of neighbouring properties and the direction of view.

2no. New extraction cowls are also proposed to the existing flat roof structure (ref. to drawing 1909 SD GA 2102_A) to provide suitable ventilation to the buildings internal spaces and to suit a new boiler system.

AMOUNT

There will be no increase in floor area or height lines.

ACCESS

There will be no change to the main building access from Camden High Street.

APPEARANCE / MATERIALS

The new roof structure will be pitched and finished in a grey fibre cement corrugated sheet, to match the existing.

New rooflights will be a grey aluminium finish.

Both cement profiled sheet and aluminium framing materials are commonly used within the surrounding area, with numerous examples including neighbouring properties at 159, 157 & 151-153 Camden High Street.

RELEVANT PLANNING POLICY

We believe that the proposals are aligned with the standards set out in the relevant policies below:

- London Plan (2016) – Chapter 7
- Camden Local Plan (2017) – Chapter 7 Design & Heritage
These proposals are respectful of the local character and the existing building. The proportion, composition and scale are appropriate to the surroundings and will cause no harm to the amenity of surrounding buildings or space.
- NPPF (2018)
The design, materials and intended detailing will be of a high quality, adapting and enhancing the use of an existing building.

SUMMARY

The proposed replacement roof will ensure the long term operation of the building, whilst the new rooflights will enhance the internal environment by providing natural light.

The proportions and scale have not been altered and the proposed materials are in line with both the existing and the surrounding neighbours.

We trust the above notes and the accompanying documentation offer a comprehensive description of the design intent, and provide suitable information and evidence to support the application. Please contact Craft Architects if we can be of any further help during the assessment process.