

Planning Dept
London Borough of Camden
5 Pancras Square
London
N1C 4AG
5th August 2020

Our Ref No: 437

Householder application for planning permission for a new Ground Floor Rear Extension for Flat 1 at 53 Howitt Road.

DESIGN & ACCESS STATEMENT

Dear Sir or Madam,

Please find enclosed existing and proposed drawings, which form a Full Planning Application for a Ground Floor Rear Extension.

The Entrance:

The main entrance to the Flat is at the front. This will remain unchanged.

Proposed Rear Extension:

The new proposed extension will be 2.0m deep for the main body of the house and widens by 0.6m at the existing projection. Two bedrooms are proposed, both with en-suite bathrooms, an entrance lobby and kitchen-living-dining area.

Rear Garden:

A new rear terrace is proposed in the rear garden, accessed from the rear bedroom and living area.

Access:

Access for the emergency services does not change from that of the existing situation. Emergency escape from the building will be via the main staircase through the main entrance.

Bin store:

There will be no change to the existing bin store.

We believe the above description of the proposed design has addressed the key issues of Design & Access.

Should there be additional information or clarification required in order to progress this planning application please do not hesitate to contact our office.

Should you wish to scale off our drawings for planning purposes please do not hesitate to do so.

We anticipate the receipt of your acknowledgement letter. Many thanks.

Yours Faithfully,

Simon Miller

cc: James Meller