

19A LADY MARGARET ROAD

DESIGN & ACCESS STATEMENT
23RD NOVEMBER 2020

CONTENTS

1.0	Introduction	3
2.0	The design	4
2.1	Use, Amount & Layout	4
2.2	Scale, Landscape & Appearance	5
2.3	Access	5
3.0	Existing & proposed drawings	6
3.1	Drawing List	6
4.0	Appendices	7
4.1	Existing photographs	7

1.0 Introduction

This report describes the work that the applicant wishes to undertake to improve and extend the property 19a Lady Margaret Road NW5 2NG, of which the applicant owns the leasehold and private garden. The freehold is owned by the London Borough of Camden.

The property falls within the Kentish Town Conservation Area.

The existing property comprises a two bedroom ground floor flat with a large private west facing garden. The garden is raised approximately 500mm above the level of the flat and terrace.

The main property was built circa 1880 with the latter rear infil extension, housing the current living room, dining room and kitchen, circa 1990. These buildings are generally in a reasonable state of repair, although there are certain areas in which the applicant intends to make improvements to overcome problems such as; poor daylighting and ventilation, as well as improving energy efficiency.

The applicant seeks to gain Full Planning permission



Photograph of 19 Lady Margaret Road, garden elevation, area for development highlighted in red.

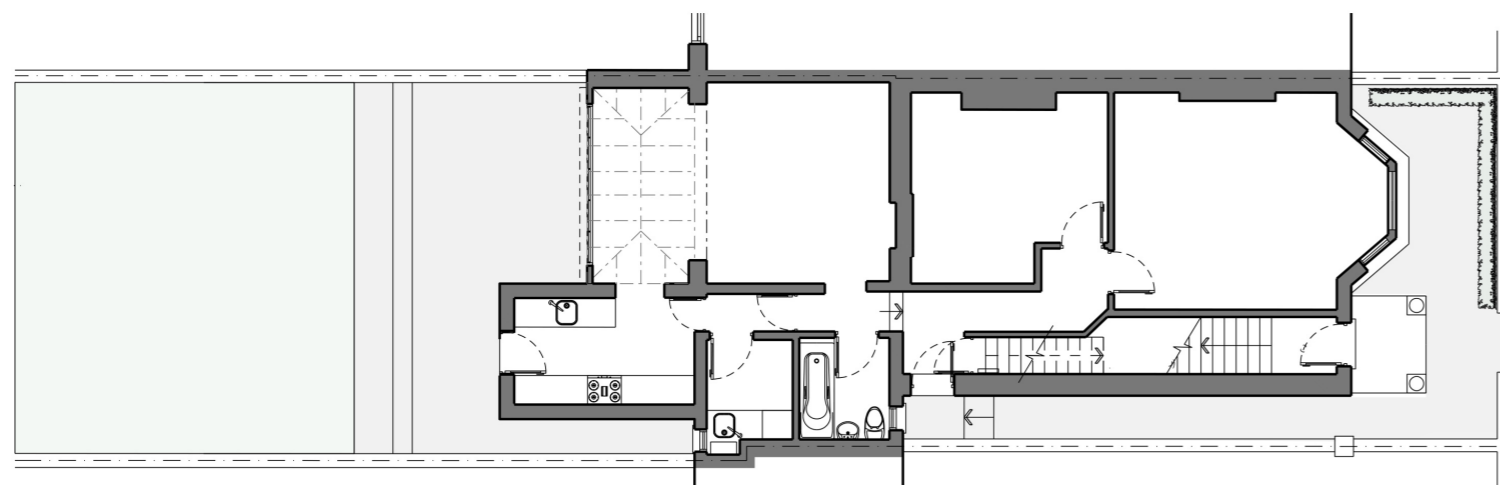
2.0 The Design

2.1 Use, Amount & Layout

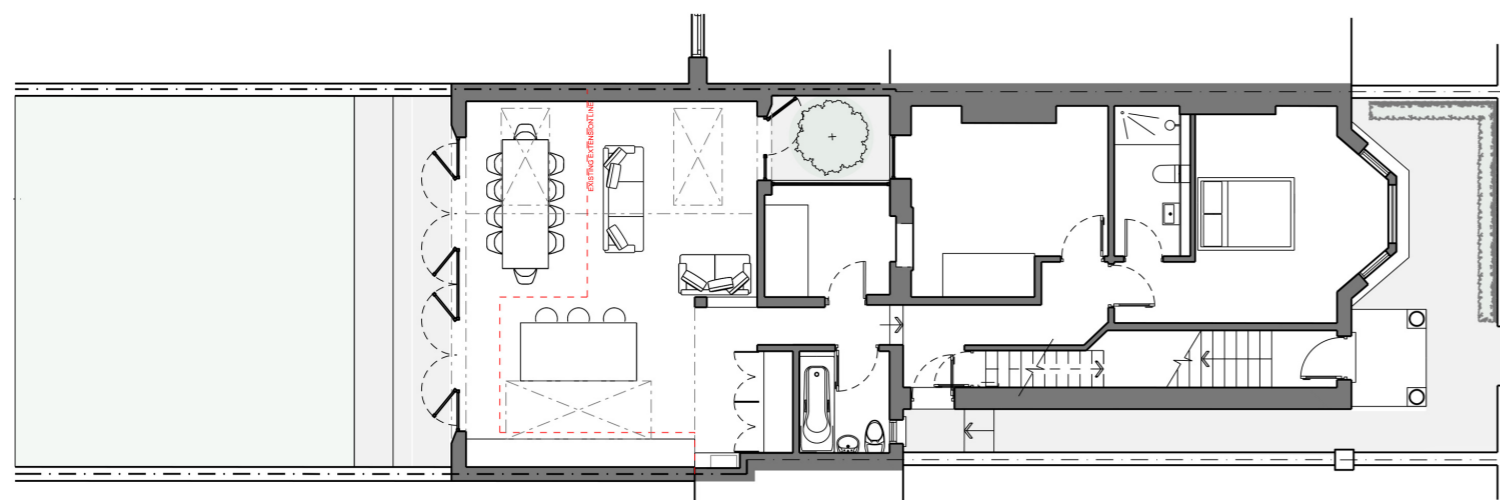
The proposal comprises of the following alterations; firstly the applicants seeks to introduce an internal courtyard to allow for improved daylighting and ventilation to the second bedroom. This courtyard also allows for the edition of a third modest bedroom.

The living space is then housed in a new single storey extension, replacing the existing extension. This new space will provide a bright open-plan living room, which will open directly onto the garden. The proposal seeks to use the full width of the plot.

Please refer to the full set of plans, elevations and sections (existing and proposed) included separately as part of this application.



Existing Plan



Proposed Plan



2.2 Scale, Landscaping & Appearance

The design of the rear extension is not visible from any public highway. It seeks to minimise any impact on neighbouring properties and conserve the character and appearance of the Conservation Area, whilst greatly improving the layout and performance of the existing flat. The scale of the extension is proportionate to the scale of the property. The extension will be subordinate to the original building due to its sunken setting and will be screened to a significant degree by the existing closet wings on with side, the raised garden and the brick garden walls and fences to either side of the main property. The proposed extension is sensitive to the boundary situation, matching the levels of the existing extension eaves and fence condition. There should therefore be no affect on daylight to the neighbouring properties.

The proposed rendered construction will reflect the character of the existing buildings at ground floor level. The fenestration has taken its rhythm and proportions from the original building.

The extension will not encroach significantly on the rear garden which will remain some 9.5m long.

2.4 Access

Access to the property is not affected by this application and remains as existing.

3.0 Existing & proposed drawings

3.1 Drawing List

1008_000_001	Site location plan (1:1250)
1008_100_001	Existing ground floor plan (1:100)
1008_100_002	Existing roof plan (1:100)
1008_100_011	Proposed ground floor plan (1:100)
1008_100_012	Proposed roof plan (1:100)
1008_200_001	Existing west elevation (1:100)
1008_200_002	Existing north and south elevations (1:100)
1008_200_003	Existing section AA (1:100)
1008_200_011	Proposed west elevation (1:100)
1008_200_012	Proposed north and south elevations (1:100)
1008_200_013	Proposed section AA (1:100)
1008_200_014	Proposed section BB (1:100)

4.0 Appendices

4.1 Existing photographs



West Elevation- Proposed location of extension

