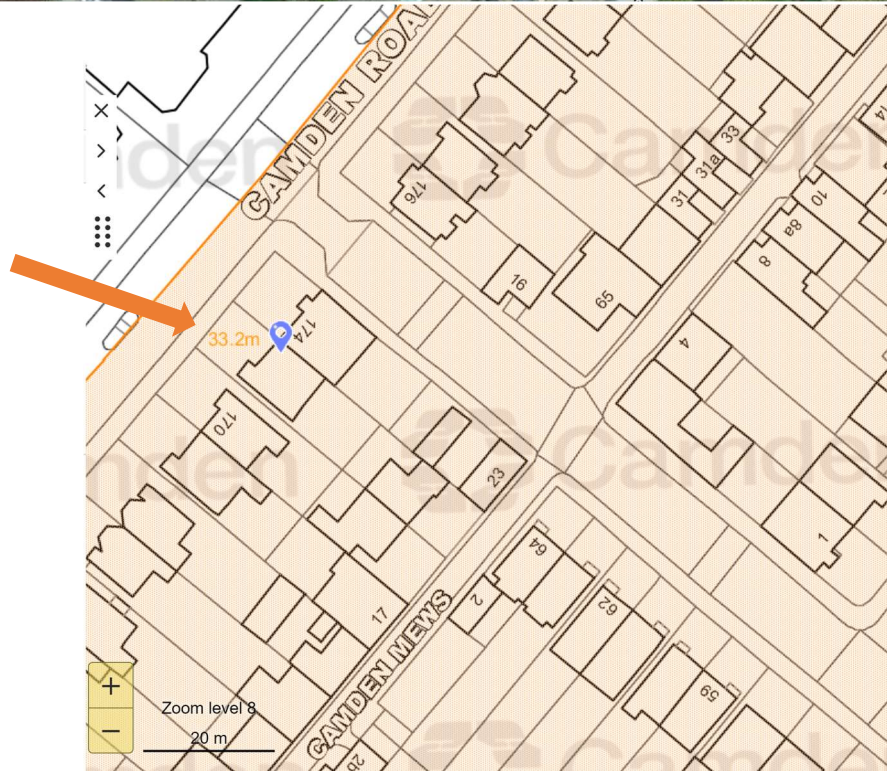


**Design and Access Statement,  
Flat D  
172 Camden Road  
LONDON NW1 9HJ**



Prepared and submitted June 2021

# The site



**The property is located on Camden Road A503 close to the intersection with Murry Street and backing on to Camden Mews.**

**There is no provision for off street parking**

This is a semidetached Victorian house, which has been converted into flats. It comprises three storeys and a basement. It is divided into 4 flats.

Garden flat – Flat A with garden

Raised Ground floor – Flat B with garden

First floor – Flat C

Second floor – Flat D

It has a portico entrance and is faced in stucco at the front with timber sash windows which are in poor condition on the top floor

The rear elevation is constructed of London stock brick. It also has timber sash windows.

The property has access to the rear garden via a walkway to the right of the front door

At the rear there is a small garden which is at the same level as the basement

The rear of the buildings are not visible from street level due to properties on Camden Mews

The adjacent properties are similar in style and quite regular at the front, but approximately 45% of them have additions or Velux windows.

**This submissions relates to Second floor – Flat D only**

## **Existing building photographs of 172 Camden Road**



**Front view**



**Side view**



**Camden Road looking towards Murry Street**

Access to the proposed works in the second floor flat will be via the communal stairs accessed from the front door.

The external passage at the side of the house can be utilised during the building works

## **Proposed works**

Works are proposed to both the exterior and interior of the 2<sup>nd</sup> floor flat

For the purposes of this application, only the external works are highlighted. The specific proposed works are indicated in detail on the drawings but the general scope of works includes the following:

## **Scope of works**

- Full refurbishment of the top floor flat with installation of new electrical and plumbing services.
- Extension up into the existing roof to create additional living space.
- Loft space to comprise a bedroom and en suite bathroom and a variety of storage spaces
- Installation of VELUX CABRIO® BALCONY WINDOW to the roof at rear and front of the property
- Installation of Velux window to front elevation
- Reinstall bricked up window to side elevation
- Replace all existing broken sash windows
- Installation of new spiral staircase to connect the two floors

# Impact

The property is situated on a main road and therefore on the border of the Camden Square conservation area. The character of the area is predominantly residential mid-Victorian terrace houses laid out in traditional streets and squares, turned into flats and new build low rise apartment blocks. The overall appearance, despite later alterations is that of uniformity of front elevations, but rather less grand and informal rears.

The installation roof windows will clearly have some impact on the appearance of the property, but not unusual in the area as so many of the buildings have had significant modifications.

The roof windows will be aligned with the existing windows, which will also be upgraded, significantly improving the appearance of the building as a whole.

It is considered to have little impact on the character of the heritage asset. Its design will be consistent with the character of this conservation area.