

**PLANNING STATEMENT**

# **101 CAMDEN ROAD**

**KAS Architects**

**July 2021**

# Introduction

This document has been prepared on behalf of our client Helena Kafka who wishes to amalgamate the basement flat with a maisonette property above. The proposal seeks to restore the original condition of the house prior to the 1985 planning application (Planning reference: PL/8500228) which created a basement flat and a maisonette above. The property is not listed but is situated within the Camden Square Conservation Area.

The proposed works consist of:

- Amalgamate basement flat into the rest of the property, in doing so restoring the property back to a single family dwelling house.
- Restore the original stairs which connected the basement and ground floor levels. Stairs are proposed to be located in the same location as per the original design of the house.
- Light refurbishment of the basement and ground floor.

## Planning History

1. Conversion of the house into a two bedroom flat on basement, and a two bedroom maisonette on ground and first floors, as shown on drawing nos. 101/1, 2, 3, 4.

Status: Granted 12th April 1985

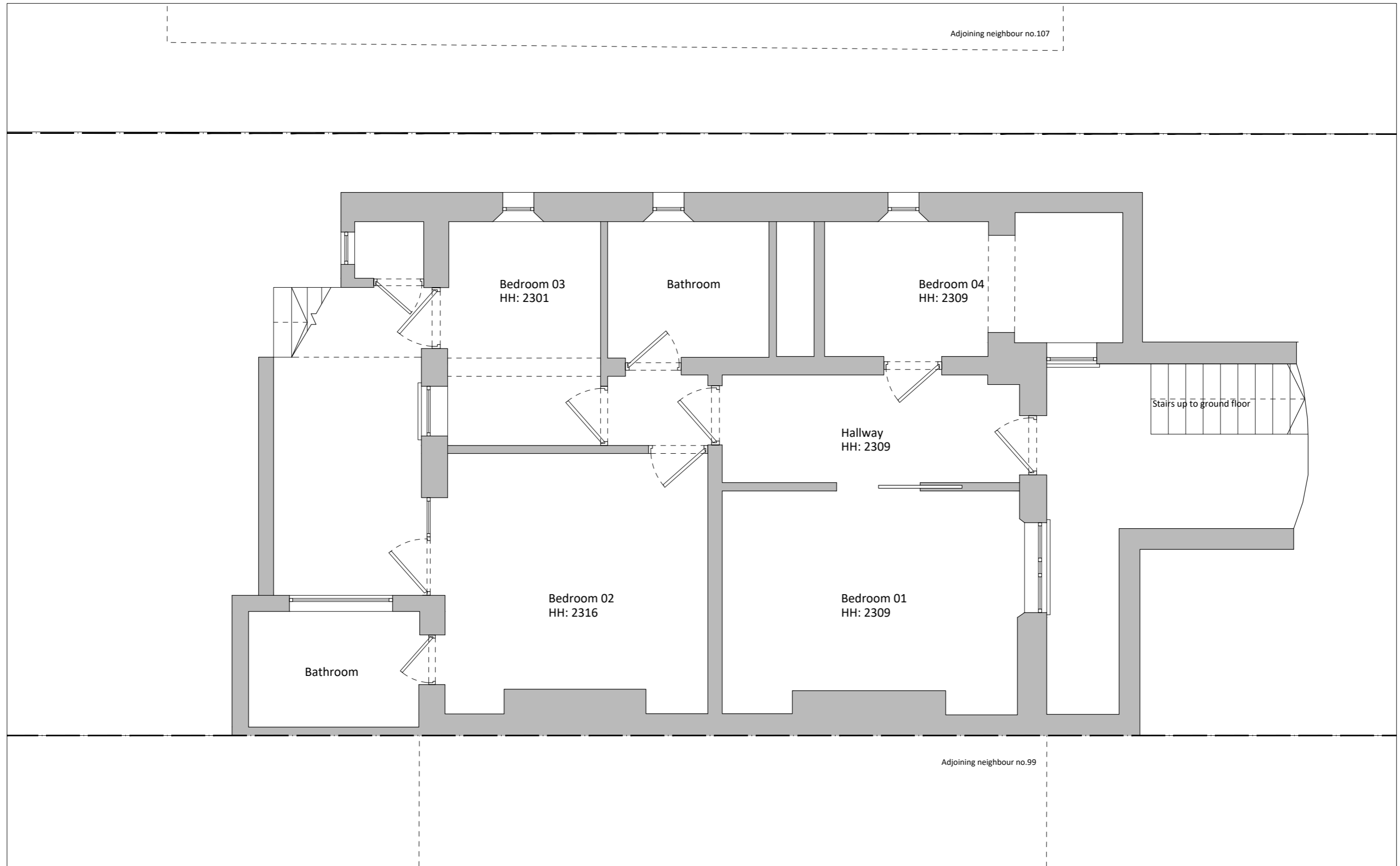
Planning reference: PL/8500228



Location Plan. NTS.



# Existing Lower Ground Floor



Site highlighted in red outline.

Do not scale from the drawing. All dimensions to be verified on site by contractor prior to commencement of any shop drawings and any works on site. Report all discrepancies to the Architect immediately.

This drawings is to be read in conjunction with all related consultant/engineers drawings and all other relevant information.

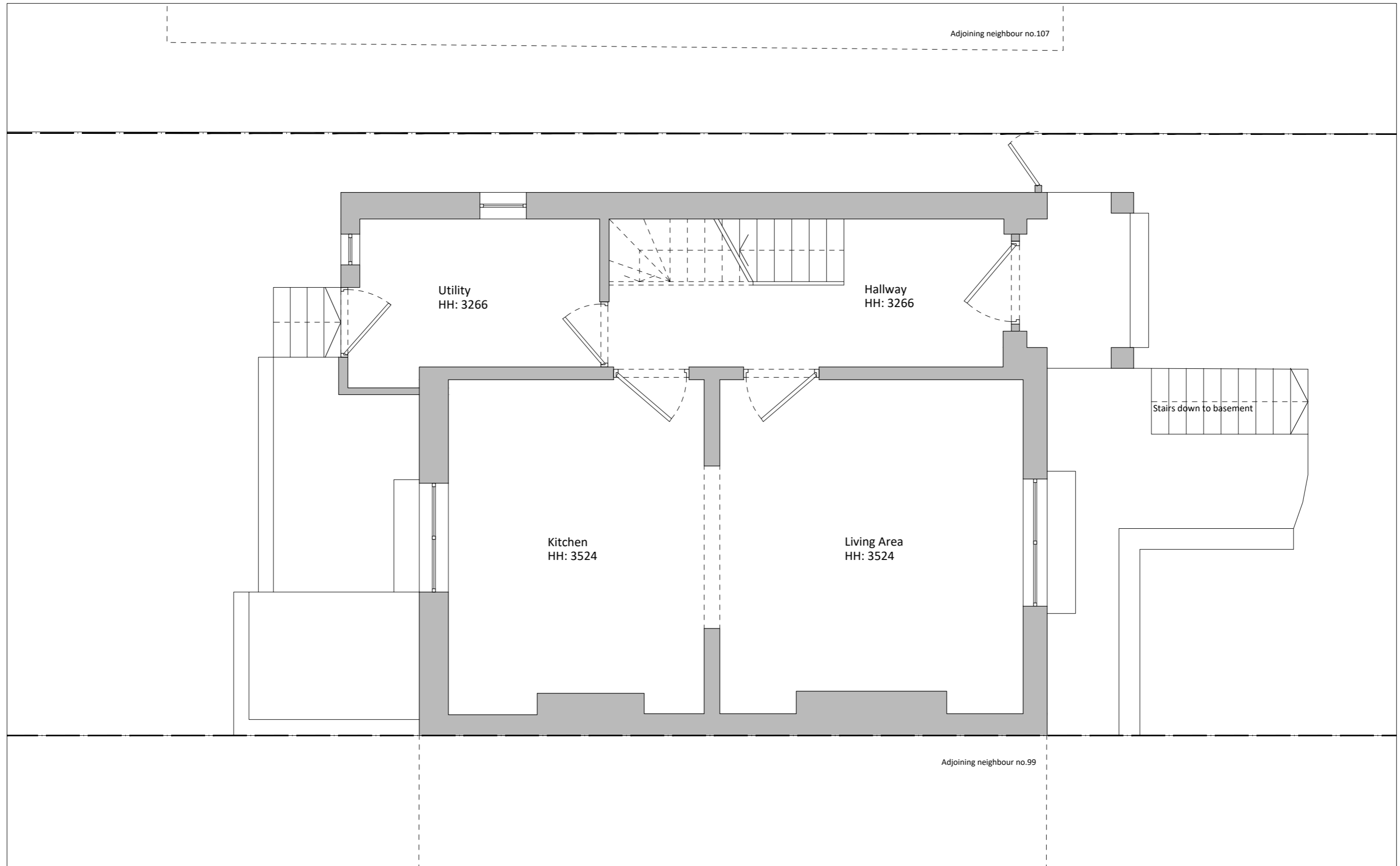
REV	DATE	DESCRIPTION	CKD	REV	DATE	DESCRIPTION	CKD
P1	21.07.2021	Issued for Planning	KAS				

**KAS Architects Ltd.**  
 2 Lord Cameron House  
 London NW3 7SU  
 07791420636  
 info@kasarchitects.com  
 KAS JOB NO: 109

**101 Camden Road**  
**Existing Lower Ground Floor Plan**  
**109-LG-DR-101**

Client: Helena Kafka  
 Scale: 1:25 @A1 / 1:50 @A3

# Existing Ground Floor



Site highlighted in red outline.

Do not scale from the drawing. All dimensions to be verified on site by contractor prior to commencement of any shop drawings and any works on site. Report all discrepancies to the Architect immediately.

This drawings is to be read in conjunction with all related consultant/engineers drawings and all other relevant information.

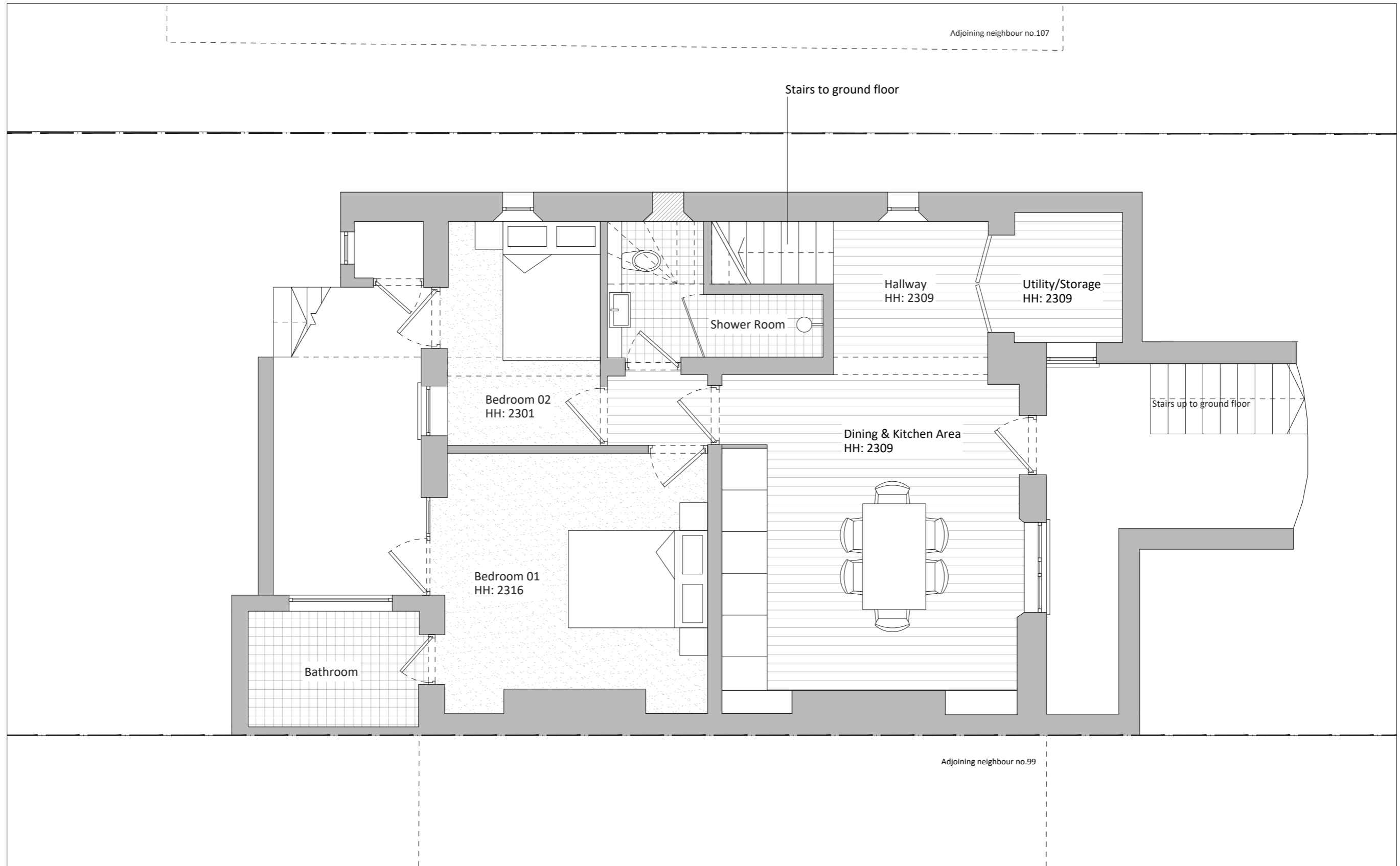
REV	DATE	DESCRIPTION	CKD	REV	DATE	DESCRIPTION	CKD
P1	21.07.2021	Issued for Planning	KAS				

**KAS Architects Ltd.**  
 2 Lord Cameron House  
 London NW3 7SU  
 07791420636  
 info@kasarchitects.com  
 KAS JOB NO: 109

**101 Camden Road**  
**Existing Ground Floor Plan**  
**109-GF-DR-102**

Client: Helena Kafka  
 Scale: 1:25 @A1 / 1:50 @A3

# Proposed Lower Ground Floor



Site highlighted in red outline.

Do not scale from the drawing. All dimensions to be verified on site by contractor prior to commencement of any shop drawings and any works on site. Report all discrepancies to the Architect immediately.

This drawings is to be read in conjunction with all related consultant/engineers drawings and all other relevant information.

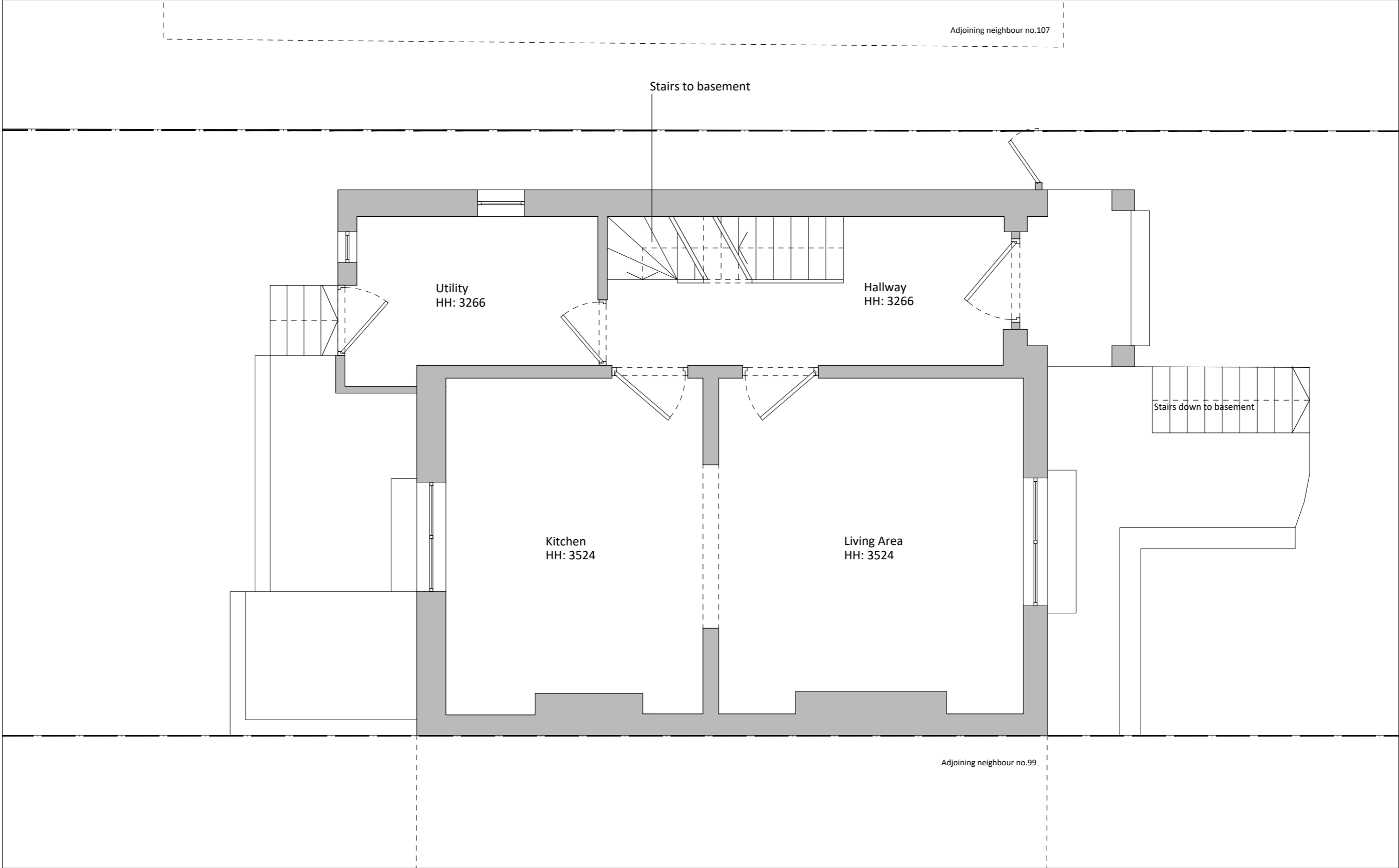
REV	DATE	DESCRIPTION	CKD	REV	DATE	DESCRIPTION	CKD
P1	21.07.2021	Issued for Planning	KAS				

**KAS Architects Ltd.**  
 2 Lord Cameron House  
 London NW3 7SU  
 07791420636  
 info@kasarchitects.com  
 KAS JOB NO: 109

**101 Camden Road**  
**Proposed Lower Ground Floor Plan**  
**109-LG-DR-201**

Client: Helena Kafka  
 Scale: 1:25 @A1 / 1:50 @A3

# Proposed Ground Floor



Site highlighted in red outline.

Do not scale from the drawing. All dimensions to be verified on site by contractor prior to commencement of any shop drawings and any works on site. Report all discrepancies to the Architect immediately.

This drawings is to be read in conjunction with all related consultant/engineers drawings and all other relevant information.

REV	DATE	DESCRIPTION	CKD	REV	DATE	DESCRIPTION	CKD
P1	21.07.2021	Issued for Planning	KAS				

**KAS Architects Ltd.**  
 2 Lord Cameron House  
 London NW3 7SU  
 07791420636  
 info@kasarchitects.com  
 KAS JOB NO: 109

**101 Camden Road**  
**Proposed Ground Floor Plan**  
**109-GF-DR-202**  
 Client: Helena Kafka  
 Scale: 1:25 @A1 / 1:50 @A3

# Planning Statement

The property is situated within a Conservation Area but is not listed. The proposed alterations are not considered to be development, therefore a Lawful Development Certificate application for the amalgamation of the basement flat to the maisonette above has been made.

The Camden Square Conservation Area guidelines have been considered during the design process, as well as general Approved Documents Part M, B and K with regards to accessibility, space standards, fire egress and ensuring that the reinstatement of the stairs are compliant with Building Regulations.

In addition to the above, the proposal seeks to restore the original condition of the house, and return it to a single dwelling family house which is considered beneficial as it restores a part of the buildings history, contrary to the many alterations that have undergone on the mid-19th century Italianate style properties along Camden Road