

# D E S I G N   &   A C C E S S   S T A T E M E N T

## **Proposal for a ground floor rear extension & layout alterations at 14a Wilmot Place, NW1 9JP**

### **Location**

This property is situated in one of Camden's vibrant and secluded residential areas and is in close vicinity to schools, public transport, leisure & sport facilities and Parks.

### **Existing Development**

The property is a Victorian Terrace House with a ground floor 2 bedroom garden flat and a 2 bedroom flat each on 1<sup>st</sup> & 2<sup>nd</sup> floor.

### **Proposed Development**

This application is for a ground floor rear extension to increase the tight open plan living / dining / kitchen area and to move the 2<sup>nd</sup> bedroom to the other side next to the existing bathroom facility. The open area between the two existing rear extensions will be enclosed to increase the living area. The existing flat area is below standard at only 54m<sup>2</sup> i.g. The new extension will achieve a total of 72m<sup>2</sup> i.g. complying with 2 bedroom flat standard. There are similar and also much larger existing rear extensions previously built in the near neighbourhood. Adjacent properties would not be affected by overlooking or loss of privacy.

### **Design Features**

The new rear extension will be built with bricks to match existing. A slightly curved brickwall will allow for a discrete link between the 2<sup>nd</sup> bedroom and bathroom, and will create a feeling of flowing space from inside to outside.

The new glazing will be with sliding & sliding/folding panels, all with slim line dark glazing frames to high specification. A new outdoor sitting area with stone slabs will lead to the existing mature tree and planting area in the rear.

