

**Project:** 14 CAMDEN SQUARE, NW1 9UY  
**Ref:** 1054  
**Date of Issue:** 30/09/2021  
**Purpose of Issue:** Planning application  
**Revision:** A - Issued for information

## DESIGN AND ACCESS STATEMENT

### 14 Camden Square



#### 1.0 Introduction

This planning application is for proposed alterations to an existing single family dwelling house constructed in the 1970s.

The property is on Camden Square, a large residential square off Camden Road. The square is predominantly surrounded by large, Victorian, four storey semi-detached villas. No 14 is one of a terrace of eleven modern London Stock brick houses.

The site is within the Camden Square Conservation Area, which was designated in 1974, but number 14 is not listed.

## **2.0 Site History**

14 Camden Square was constructed in the 1970s from London Stock brick with aluminium single glazed windows and forms part of a terrace of similar houses on the north west side of the square. A railway tunnel runs beneath the site.

The existing building is four storeys high, stepping down to three storeys at the rear to accommodate a roof terrace.

The house is set back from Camden Square pavement by 9 metres behind a brick wall and trellis that are approximately 2.4 metres high.

Pedestrian access from the square is via an existing garden gate.

Vehicular access to the rear of the property is via Camden Mews and then onto a shared private road serving integral garages and external parking spaces.

The property is within a Conservation Area, however the building, constructed in the 1970s, is not of architectural or historical significance.

The adjoining house in the terrace at number 15 Camden Square projects forward 1.4 metres in the direction of the pavement.

Several properties along the terrace have had alterations undertaken to both the front and rear elevations, some with planning history and some without. Typical alterations include the conversion of the rear garage into living space with new windows to replace the garage door, and patio doors to the front elevation opening onto the private garden.

## **Property history**

The property is currently configured as a five bedroom, three bathroom house over four floors.

The original garage at the rear of the property was converted into a kitchen some time ago by the previous occupants, with the garage door replaced with a window. There seems to be no planning history for this conversion.

### **3.0 Description of Proposed Development**

The proposal is to alter and modernize the ground floor layout with new doors and windows at ground floor level.

The proposal includes new aluminium sliding doors to the front elevation which open onto the property's private garden, replacing the existing front window, similar to the approval at number 8 Camden Square (2007/6265/P).

The proposed kitchen window to the rear of the property will replace the single glazed, poorly fitted existing window. The new window will span the full width of the original garage door opening, similar to windows at number 9 Camden Square (2015/0088/P), and number 12 Camden Square (see images 5 & 6).

It is also proposed that the existing rear french doors will be replaced with new, and the existing rooflight over the kitchen will be replaced with a larger double glazed rooflight (concealed behind the parapet wall), similar to the approval at number 9 Camden Square (2015/0088/P). The proposed doors and windows will be double glazed, aluminum framed in anthracite colour (similar to those at number 9).

The materials proposed are considered to be sympathetic to the host building and the design is in keeping with other properties in the terraced group along Camden Square.

The property includes a tall boundary fence and evergreen garden planting at the front of the property, which obscures views of the ground floor elevation, so the proposals to the front elevation will not be visible from the street

The changes to the garage door in the north west elevation are similar to changes made to the garages at other properties along the terrace (see images 5 and 6), and we consider the proposals are not deemed harmful to the host building or the character and appearance of the conservation area.

The new windows will not result in any overlooking or loss of privacy to neighbouring properties.

## 4.0 Site Photographs



1. View looking north west showing No. 14 Camden Square in the centre of the image: Note that the ground floor is not visible.



2. View of front elevation from within the private garden behind the boundary fence.



3. Rear view looking east showing the existing window within the original garage door opening.



4. View looking north east showing the rear of the 1970's terrace.



5. View of rear elevation to number 9 Camden Square, showing window in width of original garage door opening.



6. View of rear elevation to number 12 Camden Square, showing window in width of original garage door opening.

## **Conclusion**

The development does not lead to any unreasonable overshadowing, dominance or overlooking. Given the location, set back and surrounded by a tall boundary fence the proposed changes will not be visible from the public realm and has no impact with regards to highways or parking. The proposals are sympathetic to the surroundings, it is in keeping with the architectural character of the terrace, within which the site is located and it complies with local policies. The proposal does not cause harm to the special architectural and historic interest of the conservation area. Therefore we consider the development to be considered acceptable, and we respectfully request that planning permission is granted accordingly.