

# DESIGN & ACCESS STATEMENT

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17 Jeffrey's Place, London, NW1 9PP

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ON BEHALF OF:

SAHIL KHANNA

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## **1.00 INTRODUCTION**

- 1.01 This Design and Access Statement has been prepared to support the Householder Planning Application submitted to Camden London Borough Council for the replacement of the existing front entrance and garage door with new timber doors comprising of timber entrance door and inward opening sliding doors. Demolition of boiler housing, adjoining storage cupboard and ground storey rear elevation wall and the construction of a new rear wall with PPC aluminium sliding doors. Forming an opening to the rear elevation wall on the second floor and installation of a new fixed window provided with a PPC aluminium frame.
- 1.02 In addition to the householder planning application and prior to the initial concept sketches/plans being created we have taken into consideration the other surrounding properties, their rhythm and design as well as previous planning applications made by applicants within the nearby surroundings, making sure that all relevant policies from Camden London Borough Council and the London Plan are followed.
- 1.03 This Design & Access Statement should be read in conjunction with the Application Form, application drawings and other supporting documents.

## **2.00 DESIGN**

### **Use**

- 2.01 This property is a residential dwelling and its use shall be maintained.
- 2.02 This application proposes to increase and make better use of the living space of the existing residential property by way of extending the rear external wall of the property and undertaking internal reconfiguration work to provide additional and more habitable dwelling space.

### **Amount**

- 2.03 The proposed Gross Internal Floor Area (GIA) of the property is 155.65 m<sup>2</sup>

### **Layout**

- 2.04 The following are changes that are being proposed to the dwelling house:

#### Ground Floor

The ground storey rear extension including PPC aluminium bi-fold doors opening out onto rear patio will provide more floor space for the entire ground floor to be an open plan living area. In addition, the existing U-shaped staircase on the ground floor will be replaced by a straight staircase running parallel with the wall thus maximising floor space.

#### First Floor

The removal of the built-in wardrobe to provide additional space for the new built in kitchenette, stacked washer/dryer and boiler in the study.

## **Appearance**

- 2.05 The existing front door and garage door will be replaced with new timber doors comprising of timber entrance door and inward openings sliding doors.
- 2.06 The appearance of the rear elevation will be changed slightly with the construction of a new rear extension at ground floor level with PPC aluminium sliding doors and a new fixed window on the second floor.

## **Scale**

- 2.07 Changes to the shape of dwelling will be at the rear ground floor level. A similar rear extension was granted to a neighbouring house 9 Jeffery’s Street - application number: 2014/6870/L – which further emphasises that our proposal will remain sympathetic to the surrounding properties.

## **3.00 ACCESS STATEMENT**

- 3.01 17 Jeffrey’s Place is only a short 4-minute walk to Camden Road Overground station and 7-minute walk to Camden Town Underground Station having connections all over London. Less than a 10-minute drive will connect the property to National Rail Services with stations such as London Euston, King’s Cross and St Pancras Station being circa 1 mile away.

## **4.00 POLICY COMPLIANCE**

- 4.01 The following list sets out the National and Local Planning Policy and Guidance documents which are relevant and those which have been given due consideration in relation to this proposal:

### Local:

- Camden Planning Guidance: Home Improvements (Jan 2021)
  - 2.2.3 Balconies and Terraces