

Design and Access Statement

Householder Planning Application

**6 PATSHULL ROAD,
KENTISH TOWN,
LONDON,
NW5 2LB**

11 July 2022

Rev - A

Introduction

The site is located at Patshull Road, Kentish Town, London, NW5 2LB and is within Bartholomew Estate conservation area. The existing building is a three-storey Victorian residential terrace building with roof accommodation and a two-storey rear-side outrigger that is part of the original building and an existing ground floor extension.

The proposal seeks to gain planning permission for a single-storey rear extension at second floor, above the outrigger. A new rear roof terrace with metal balustrade is also proposed at this level that will be accessed from the proposed extension. An existing window at the rear façade will be replaced with a high-level window to allow daylight into the stairway.

1.0 Use

The use of the building will remain unchanged.

The proposed extension will be used as an office space. Roof terrace will be gained as amenity space.

2.0 Amount

Not applicable for this application.

3.0 Layout

The site layout remains.

4.0 Scale

The scale of the building remains.

The scale of the proposed extension is similar to the neighbouring precedents along the road (No 4 and No 8 Patshull Road). The extent of the extension has been set to the neighbouring rear extensions in terms of depth and height. The width of the extension is to follow the two-storey outrigger that is part of the original building. The proposed design follows the same principles as the adjacent properties and its scale is in-keeping with the neighbours and with the character of the area. The new extension will perfectly fit in between both neighbours within the rear elevation.

The proposed design has been developed to avoid any overlooking issues by carefully considering the neighbouring properties and in line with London Borough of Camden Council's Planning policies.

5.0 Landscaping

Not applicable for this application.

6.0 Appearance

The appearance of the extension is to match the original building; hence brick of similar colour and appearance is proposed. Other associated materials are also proposed to be in-keeping with the existing building and of high quality.

Black painted metal railings at 1100mm height are proposed for the balustrade of the terrace that will maintain visual consistency as other properties have used the same material on their terraces. There will be a 1800mm high timber screen between the property and neighbouring property along the boundary line to avoid overlooking.

Glazed French door with timber frame to access the terrace will allow light into new extended space.

7.0 Access

The access to site remains the same.

Access to the proposed extension will be by converting the existing window on the half landing (between the 2nd and 3rd floors) of the existing staircase into a door.

The new rear roof terrace will be accessed from the proposed extension.

8.0 Photographs





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Image 1 - Rear extension at second floor of adjoining building

Image 2 – Rear extension at second floor on other properties of the area

Image 3 – Image taken from the building's two-storey outrigger's roof looking at rear roof terraces of other properties.

Conclusion

The proposed extension has been carefully designed considering the neighbouring building and surrounding context. The proposed materials are of high quality and in-keeping with the area. For these reasons, we believe that the extension should be approved.

Signed: Salome Ripoll / Architect Your Home-Highbury

Date: 07/07/2022