



DESIGN & ACCESS STATEMENT

PREPARED BY TYRONE KOURSARIS BSC HONS.

SÒPERS HOUSE, SÒPERS ROAD, CUFFLEY, EN6 4RY

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01

Introduction

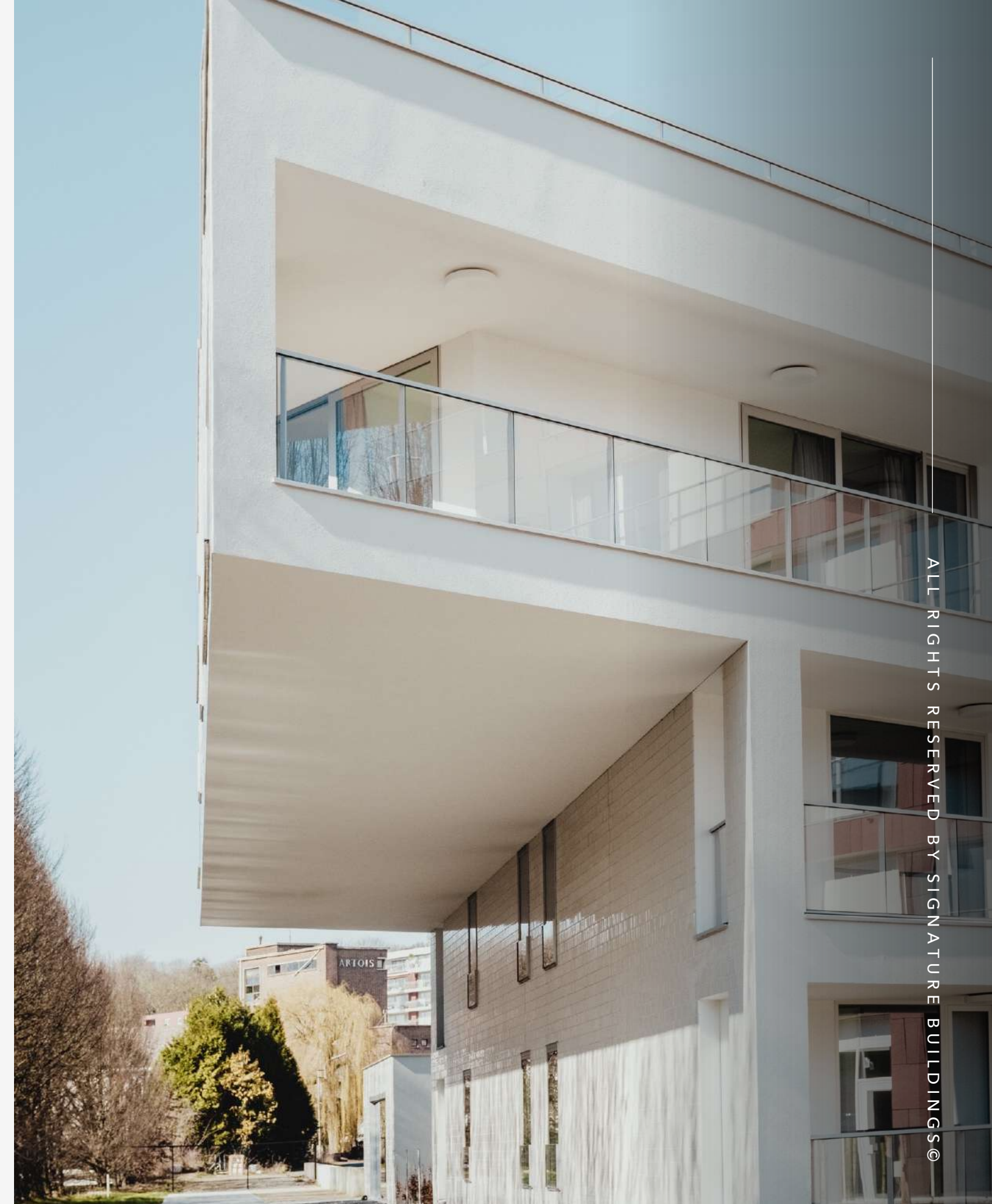
01

Introduction

This application has been prepared by Signature Buildings Ltd. Who is the agent working on behalf of the applicant to create the relevant proposal drawing and application for the proposed works as detailed below.

Throughout the process, careful consideration has been given to the design and nature of the proposal within the site and local area. Local Authority Planning Policies, Design Guidance and the National Planning Policy Framework have all been checked and considered when creating the proposed scheme to ensure the most suitable and recommended scheme is being applied for.

To start with, a careful site survey has been conducted to assess, measure and photograph the relevant areas that will be affected by the development. The details taken are the factors and information used to create the design and application and to implement the applicants requirements in the most sensible and affective manor.

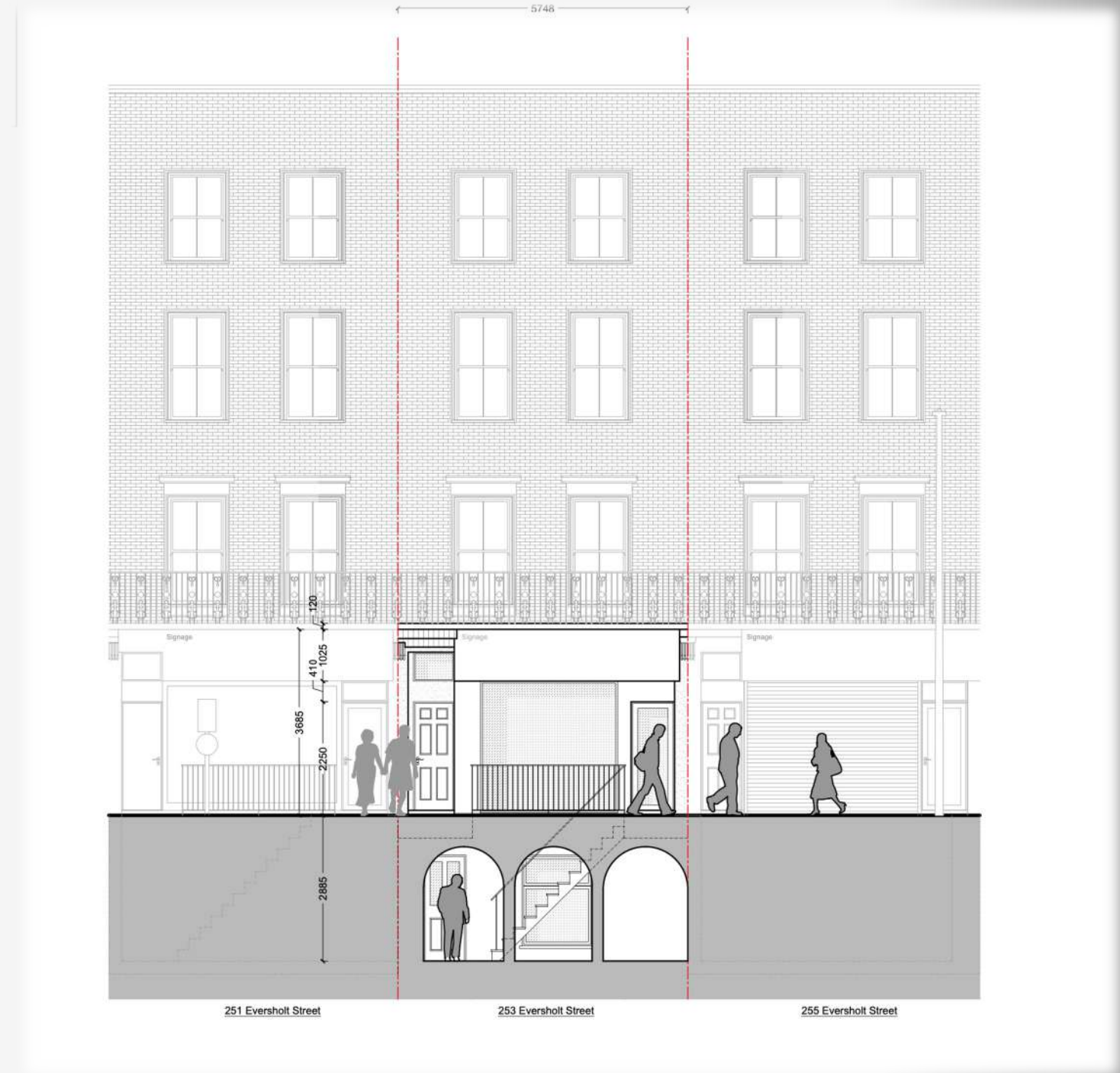


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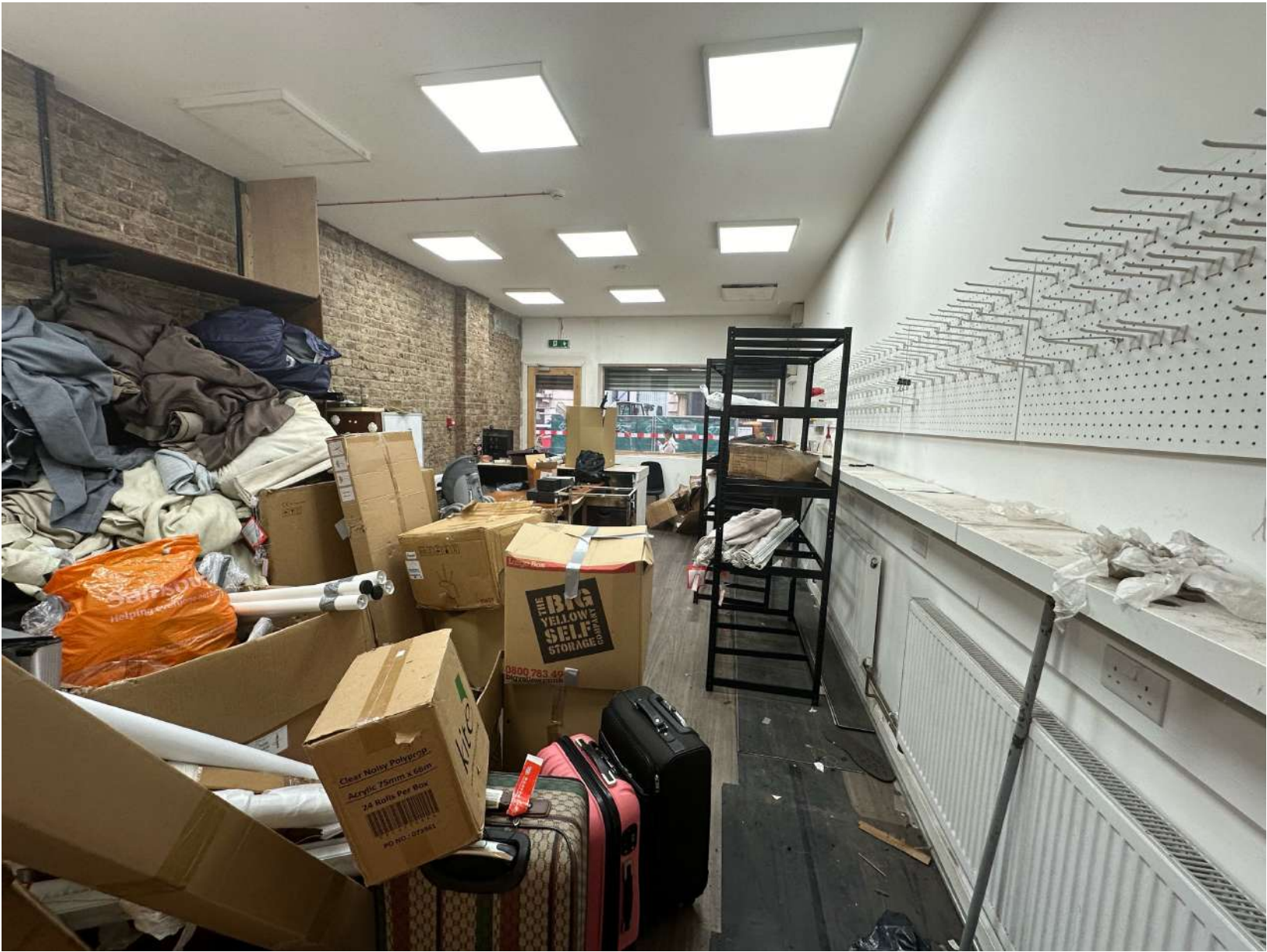
The site currently a vacant ground and lower ground floor premises that used to be a shoe repair shop with a workshop to the rear interconnecting to the lower ground floor.

The proposal is a fully refurbish the premises and to subdivide the lower ground floor into a self-contained studio flat to match the dwellings on the road and to provide a separate staircase from the public pathway also.

The ground floor retail shop will be converted into a curtain and blinds showroom for the applicant's business and to use the rear workshop area as an office.



Images of the Existing Site Frontage & Interior:



A low-angle, upward-looking photograph of several modern skyscrapers with glass facades. The buildings are arranged in a way that creates a sense of height and scale, with the sky visible in the background. The image is used as a background for a presentation slide.

02

Details of application



02

Details of application

Site address

253 Eversholt Street, Camden, NW1 1BA

Proposal

Subdivision of Ground Floor and Lower Ground Floor to Create a Self-Contained Studio with Courtyard Garden

Local Authority

London Borough of Camden

Applications

Full Planning Application

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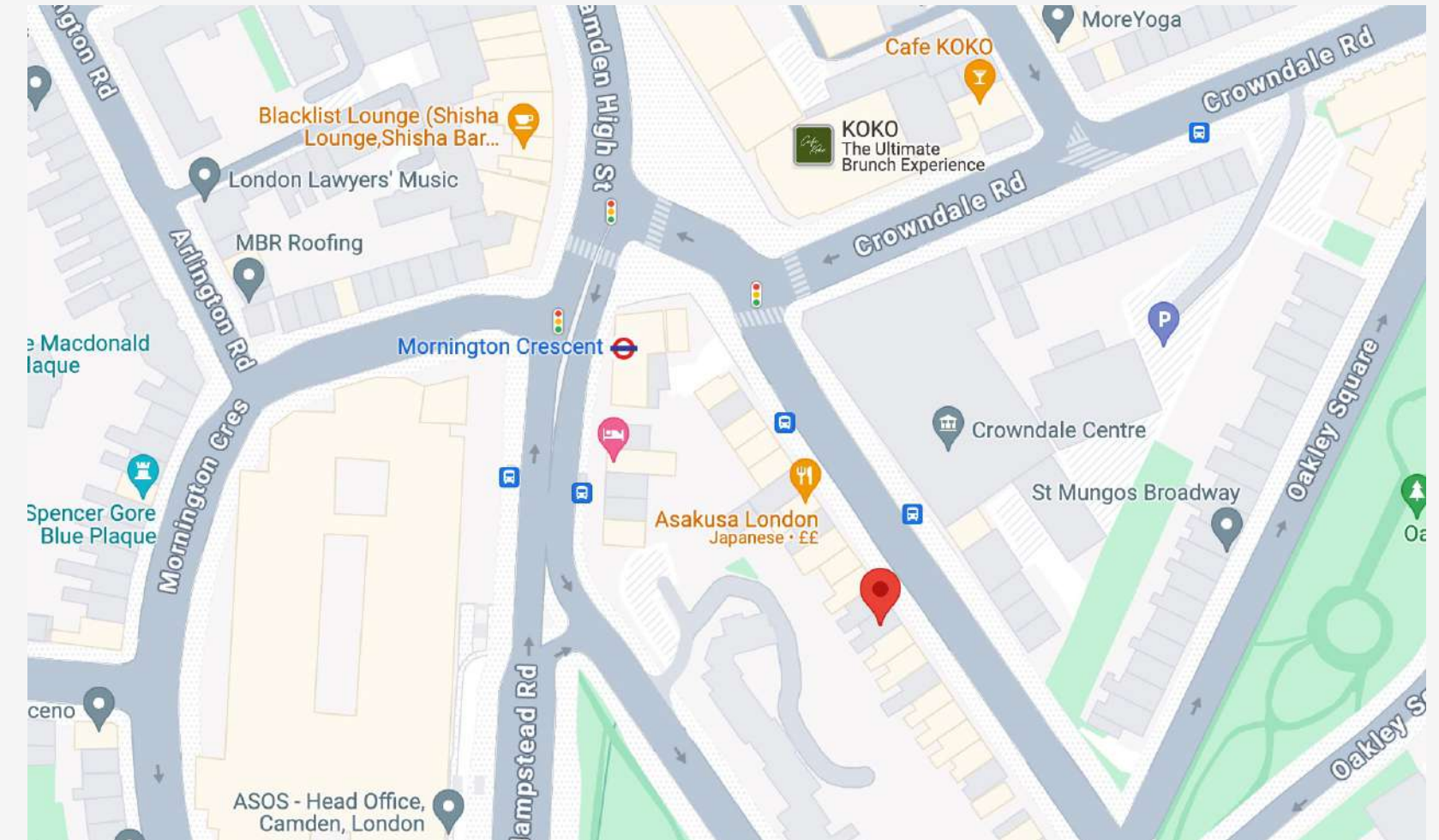
Site & Surrounding Area

253 Eversholt Street is a High Road with several small independent businesses across the ground floor with the majority of the properties having sub divided lower ground floors converted into self-contained residential apartments with independent access.

The upper floors have mostly been converted into either offices or residential self contained flats.

The location is very central to Camden and the central business district of the area. On the same road as the site is Mornington Crescent Tube Station with direct links into Central London and then to outer London Tube Stations. There is on road parking for permit holders and a wide frontage public footpath suitable for heavy footfall.

The lower ground floor has a concrete slab which appears to be instated after the property was built as it doesn't appear original, the surrounding properties still have the original cast iron railings.





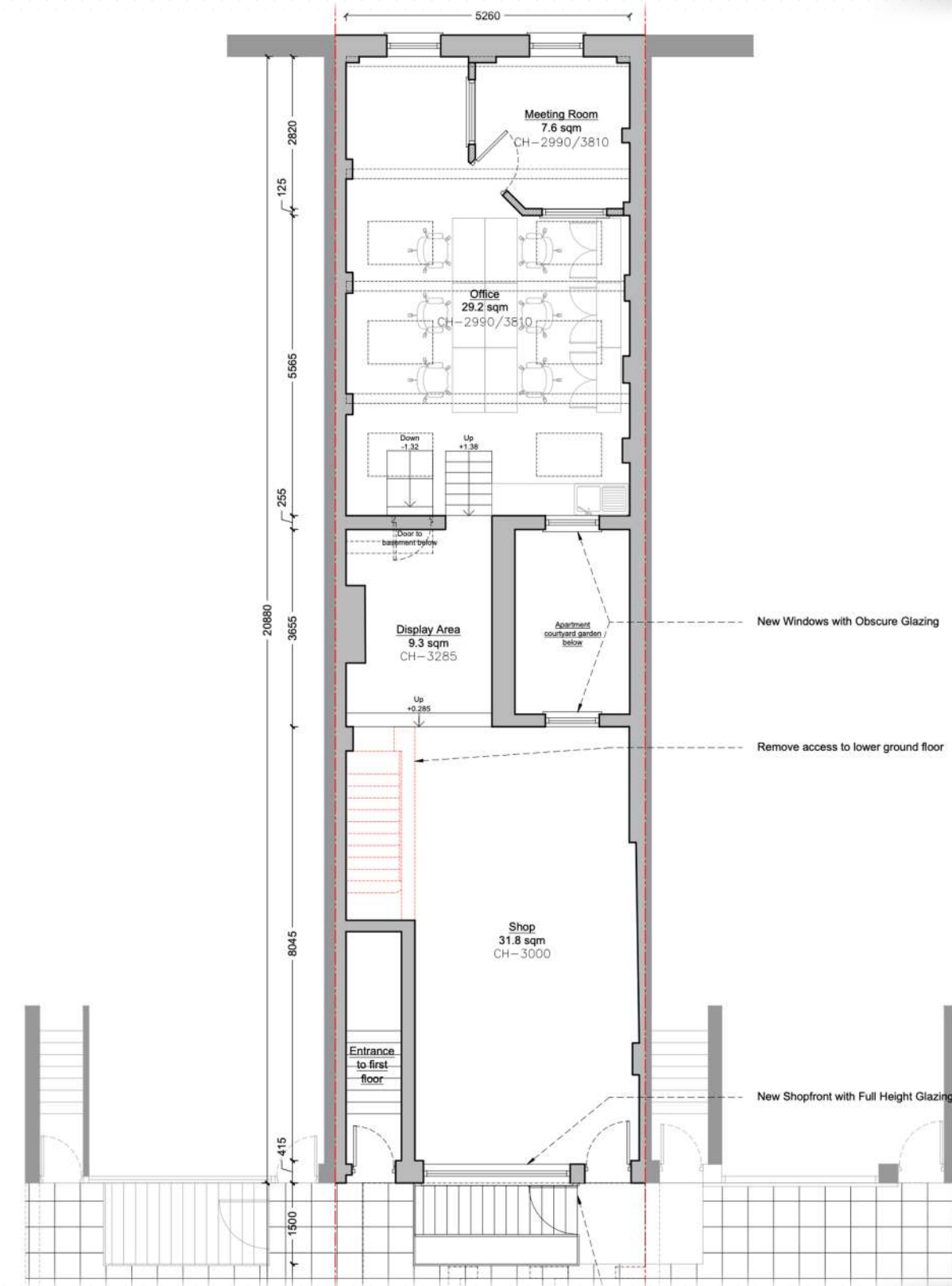
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The Proposal

The Proposal

The proposed application is for:

- Sub Division of the Ground and Lower Ground Floor
- Retention of the Ground Floor and Rear for Commercial Use
- Convert the lower ground into a self-contained studio
- Open the covered courtyard to create open air courtyard for the proposed self contained apartment
- Removal of concrete slab and installation of replication cast iron railings and steps down to the lower ground apartment
- Replace the shopfront for larger glazed frontage



The Conclusion

In conclusion, the design and access statement for this application reflects a comprehensive and thoughtful approach to the development of this property. By carefully considering both the design principles and planning provisions, we have endeavoured to create a home and commercial premises that not only meets the practical requirements of modern living but also harmonise with its surroundings and enhance the overall quality of the local environment.

The commercial space will be maintained and be home to a new business that will create local employment within Camden and bring life back into Eversholt Street.

The currently vacant premises will be redeveloped to enhance the area and be a positive contribution locally by providing quality accommodation as well as making the most of a prime location retail premises.

We look forward to working with The London Borough of Camden Planning Department to Achieve a Positive Outcome for the Applicant and Camden.



Get in touch



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THANK YOU

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