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Design & Access Statement for 3 Marquis Road, Camden, London, NW1 9UD



3 Marquis Road, Camden, London

Proposal: Partial Removal of Non-Original Wall for Mobility Access

1. Introduction

This Design and Access Statement is submitted in support of a proposal to partially remove a non-original internal wall at 3 Marquis Road, Camden, London. The purpose of this alteration is to accommodate the mobility requirements of the tenant, who is unable to walk and relies on a mobility scooter for movement within the property.

2. Design Principles and Concepts

2.1 Design Principles

The primary design principle for this project is to ensure the tenant's mobility and access needs are met while maintaining the structural integrity and aesthetic appeal of the property. The design will focus on:

Enhancing accessibility for the tenant.

Ensuring safety and compliance with building regulations.

Minimizing visual impact and preserving the character of the exterior space.

2.2 Design Concepts

The design concept involves creating a wider passage by partially removing the non-original wall. The following considerations have been made:

The opening will be sufficiently wide to allow easy passage of the mobility scooter.

Structural reinforcements will be added where necessary to maintain the integrity of the remaining wall and surrounding structure.

Finishing materials and details will be chosen to blend seamlessly with the existing exterior décor.

3. Context and Influences on Design

3.1 Conservation Area Statement

Marquis Road is located within the "Camden Square" Conservation Area, which imposes certain restrictions and guidelines to preserve the historical and architectural significance of the area. Although the wall in question is external and non-original, the following steps will be taken to ensure compliance:

Any alterations will be reversible where possible, to allow for future restoration.

The design will respect the existing architectural features and materials of the property. This will include restoring the proposed wall where mortar or brickwork is defective in like for like components. All defective brickwork upon partial removal for access will be repaired like for like. As requested in the Camden Square Action Plan.

3.2 Local Plan 2017 - Policies D1 and D2

Policy D1: Design - The design will promote high-quality, inclusive, and sustainable development that respects the local character and distinctiveness.

Policy D2: Inclusive Design - The project will ensure the development is accessible and usable by everyone, including people with disabilities.

4. Access Considerations

4.1 Approach to Access

The proposed alteration aims to improve the tenant's quality of life by providing unobstructed access within the home. The approach to access includes:

Ensuring the new opening is of adequate width for the mobility scooter.

Providing a smooth and level transition through the new opening.

Avoiding any protruding elements or hazards that could impede movement.

Repairing any defective mortar or brickwork on a like for like basis.

4.2 Addressing Specific Issues

The tenant's specific mobility needs have been carefully considered, and the design has been tailored to ensure they can navigate the space independently and safely.

Attention has been given to the placement and size of the opening to ensure it does not compromise the structural stability of the property nor impede the installation of parking. The width of the reduction is large enough to just fit a mobility scooter, as opposed to any other vehicles. Ensuring the residents mobility and improvement of life is the only crucial factor of the development.

5. Conclusion

The proposed partial removal of the non-original wall at 3 Marquis Road is a necessary modification to meet the mobility needs of the tenant. The design respects the character and context of the property while complying with the relevant conservation and planning policies. This proposal ensures that the tenant can move freely and safely within their home, enhancing their quality of life without adversely affecting the historical and architectural significance of the property.

6. Appendices

6.1 Drawings and Plans

Detailed drawings of the existing and proposed layout can be found within the application.

6.2 Supporting Documents

Conservation Area Statement

