

# **Design and Access Statement- at 2 Camden Park Road, London NW1 9BG.**

## **1. Introduction**

This Design and Access Statement supports a planning application for the proposed erection of a single-storey rear infill extension and a part double-storey rear extension with roof terraces at the first-floor level at 2 Camden Park Road, London NW1 9BG. Located within a Camden Council conservation area, the property is subject to strict planning guidelines aimed at preserving its architectural and historical significance. This document outlines the design approach, access considerations, and compliance with Camden Council's policies, ensuring that the proposed development aligns with conservation principles and enhances the property's functionality while respecting its surroundings.

## **2. Site Context and Conservation Area Considerations**

The property is located within a conservation area designated by Camden Council, which underscores the importance of preserving its historical and architectural characteristics. Camden Park Road is characterized by its period architecture, including Victorian and Edwardian influences, which contribute to the unique heritage value of the area. Any development within this context requires a sensitive approach that respects the established aesthetic and urban fabric of the neighborhood.

The proposed extensions are designed to be sympathetic to the existing architecture and neighborhood context, incorporating materials, scale, and detailing that honor the historical character of the conservation area while meeting modern requirements for living spaces.

## **3. Design Proposal**

### **3.1 Single-Storey Rear Infill Extension**

- **Purpose:** The single-storey rear infill extension aims to create additional, functional living space on the ground floor, improving the layout and usability for the residents. It provides seamless integration with the existing interior spaces.
- **Materials and Design:** The design carefully considers the conservation area's aesthetic, proposing materials that are visually and texturally compatible with the existing structure. The infill extension will feature matching brickwork to harmonize with the property's original rear facade, preserving the integrity of the building's historical appearance.
- **Scale and Massing:** The single-storey extension has been designed with a restrained height and footprint to ensure it remains subordinate to the main structure. By minimizing the visual impact and keeping within the rear boundary, the extension preserves the conservation area's sense of scale and rhythm.

### **3.2 Part Double-Storey Rear Extension with Roof Terraces**

- **Purpose:** The part double-storey rear extension will expand the property's living space vertically, providing additional room on the first floor and enhancing access to outdoor space through the addition of roof terraces. The design has been developed to balance functional modernity with traditional aesthetics.

- **Materials and Design:** In keeping with Camden Council’s conservation guidelines, the extension will utilize brickwork, window styles, and detailing that mirror the original structure’s period features. Large, well-proportioned windows will echo the traditional forms found on neighboring properties while maximizing natural light within the home.
- **Roof Terraces:** The roof terraces at the first-floor level offer private outdoor space without impacting neighboring properties’ privacy. Screening measures, such as planters or low walls, will provide additional privacy and reduce visual intrusion while enhancing greenery in the rear facade.
- **Scale and Massing:** The double-storey extension is designed to respect the height and scale of the existing building and surrounding properties. The stepped-back approach and reduced footprint help maintain an unobtrusive profile, blending with the streetscape while meeting conservation requirements.

#### 4. Impact Assessment on the Conservation Area

The proposed design ensures that the additions are sympathetic to the conservation area’s architectural language, integrating seamlessly with the original structure and surrounding buildings. By using materials and forms consistent with local period styles, the design mitigates any potential negative visual impact and enhances the existing character. The proposal maintains the historical integrity of Camden Park Road while introducing functional modern upgrades, achieving a balance between heritage preservation and contemporary needs.

#### 5. Compliance with Camden Council Policies

The design has been developed with careful adherence to Camden Council’s conservation and development policies, including:

- **Policy D1 (Design):** The proposal demonstrates high-quality design that respects and enhances local character and the distinctiveness of Camden Park Road. The materials, scale, and placement of the extensions are consistent with the established architectural fabric of the conservation area.
- **Policy D2 (Heritage):** The development respects the heritage value of the conservation area by preserving and enhancing key architectural characteristics. All design elements, including the use of traditional materials and visual integration with the surrounding environment, contribute positively to the area’s heritage assets.
- **Policy CC1 (Climate Change Mitigation):** Although this policy primarily addresses environmental sustainability, the proposal incorporates energy-efficient design principles, such as maximizing natural light through strategically placed windows, reducing the need for artificial lighting.
- **Policy CC3 (Minimizing Noise and Disturbance):** The roof terraces will incorporate screening and planting to limit noise impact and visual intrusion for neighboring properties. The use of these measures aligns with Camden’s aim to ensure residential developments contribute to peaceful, high-quality living environments.

#### 6. Access

Access to the property will remain unchanged, with no alterations to the primary entry or exit points. The internal configuration enhancements created by the extensions will improve accessibility and

movement within the property, providing a layout that is both functional and convenient for residents. The external alterations, including the roof terraces, will not impede pedestrian or vehicular access to surrounding properties.

## **7. Conclusion**

The proposed single-storey rear infill extension and part double-storey rear extension with roof terraces have been designed with full consideration of Camden Council's policies and the conservation area's requirements. The additions will enhance the property's functionality and livability while respecting and preserving the historical character of the area. By adhering to Camden's policies on design, heritage preservation, and residential quality, the proposed development represents a sensitive, contextually appropriate enhancement to 2 Camden Park Road, positively contributing to the conservation area's character and vitality.