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

**1. Introduction**

This Design and Access Statement has been prepared to support a planning application for the erection of a single-storey rear infill extension, a part double-storey rear extension with roof terraces at the first-floor level, and the installation of HVAC units at the second-floor level at 2 Camden Park Road, London NW1 9BG. The property is situated within a conservation area under the jurisdiction of Camden Council. This statement outlines the rationale, design considerations, and access provisions associated with the proposal, in compliance with Camden Council's relevant planning and conservation policies.

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

The property at 2 Camden Park Road is located within a designated conservation area, requiring careful attention to local character, historical significance, and existing architectural fabric. The Camden Park Road area is characterized by its period architecture and consistent urban form, contributing significantly to Camden's heritage assets.

This proposal aims to respect and enhance the character of the conservation area by ensuring that all changes are sympathetic to the original architectural style of the property, as well as to the surrounding built environment. Special attention has been given to design, materials, and scale to minimize visual impact and maintain the area's traditional aesthetic.

**3. Design Proposal**

**3.1 Single-Storey Rear Infill Extension**

- **Purpose**: The single-storey rear infill extension is designed to maximize usable internal space while respecting the building's original structure. This extension will enhance the functionality of the ground-floor area, allowing for an improved layout that meets the needs of the occupants.
- **Materials and Design**: The extension will use materials that complement the existing building facade, ensuring consistency with the conservation area's historic character. We propose using brickwork that closely matches the existing texture and color of the property's rear facade, ensuring visual harmony.
- **Scale and Massing**: The single-storey extension will have a modest height and scale to maintain a subordinate appearance relative to the main building. It has been designed to remain within the property's rear boundary and not to intrude upon neighboring views or sightlines, preserving the spatial rhythm of the conservation area.

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

- **Purpose**: The double-storey rear extension is intended to expand bedroom space within the property, improving both the internal layout and access to outdoor space through first-floor roof terraces.
- **Materials and Design**: In line with Camden Council's conservation policies, the double-storey extension will be constructed using traditional materials, with brickwork and detailing that complement the existing facade. The design includes large, sympathetic windows that match

the style and proportions of the existing property, integrating seamlessly with the original structure.

- **Roof Terraces**: The roof terraces at the first-floor level will provide private outdoor space without compromising neighboring privacy. Perimeter planters and screening will be incorporated into the terrace design to minimize visual intrusion and enhance privacy for adjoining properties, in line with conservation policies.
- **Scale and Massing**: The two-storey extension has been carefully scaled to respect the height and massing of adjacent buildings. Its stepped-back design helps maintain a low visual impact from street level and integrates well within the conservation area's overall form and layout.

**3.3 Installation of HVAC Units at Second-Floor Level**

- **Purpose**: The HVAC units are proposed to improve indoor climate control and energy efficiency for the property.
- **Location and Screening**: The units will be installed at the second-floor level and are designed to be as discreet as possible, minimizing visual impact on the surrounding conservation area. Screening will be used to conceal the units from public view and to prevent any detriment to the aesthetic integrity of the area.
- **Noise Mitigation**: The selected HVAC units will comply with local noise regulations, ensuring no adverse impact on neighboring properties. Acoustic screening will be installed to further mitigate any noise.

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

The proposed development is designed with sensitivity to the unique architectural and historical significance of the conservation area. By maintaining a scale, design, and material palette that complements the existing building and surrounding properties, the proposal seeks to enhance the conservation area rather than detract from it. No significant harm will be inflicted on the local heritage assets, and the design has been developed to respect the architectural language of Camden Park Road. The use of matching brickwork, traditional windows, and screening aligns with Camden Council's commitment to preserving the visual cohesion of conservation areas.

**5. Compliance with Camden Council Policies**

This proposal complies with the following relevant Camden Council policies and guidelines:

- **Design** - This proposal ensures high-quality design that respects the local character, history, and heritage assets of Camden Park Road. The materials, scale, and positioning of the extensions are in line with Camden's expectations for development within conservation areas.
- **Heritage** - The design preserves and enhances the character of the conservation area, incorporating traditional materials and construction methods. The proposal is sensitive to the historical significance of the area and minimizes visual and environmental impact on the property and adjacent buildings.
- **Climate Change Mitigation** - The inclusion of HVAC units is intended to improve energy efficiency. The installation process will consider environmental impacts, reducing the building's carbon footprint through enhanced thermal regulation.

- **Minimising Noise and Disturbance** - The proposal addresses potential noise impacts from the HVAC units through careful placement and acoustic screening, ensuring minimal disturbance to neighboring properties.

**6. Access**

Access to the property will remain unchanged. The proposed extensions do not affect any existing points of entry or exit and will not hinder pedestrian or vehicular access. The internal layout enhancements from the extensions will ensure safe, improved access and usability for residents.

**7. Conclusion**

This proposal for a single-storey rear infill extension, part double-storey rear extension with roof terraces, and the installation of HVAC units at 2 Camden Park Road has been developed with consideration for Camden Council's conservation policies. The design respects and enhances the character and history of the conservation area, preserving the architectural integrity of the existing structure and surrounding buildings. By adhering to Camden Council's policies and best practices, this development will contribute positively to the conservation area while meeting modern needs for enhanced living spaces and energy efficiency.