

# **DESIGN AND ACCESS STATEMENT**

2 CAMDEN PARK ROAD  
LONDON,  
NW1 9BG

**Application is for:**  
**A Single Storey, Side infill Extension at Ground Floor.**

## **Design**

### Assessment: Context of the site and its surroundings

The application building is located on Camden Park Road, London, NW1 which, runs roughly North West to South East. The site is a rectangular in shape with pedestrian and vehicular access.

Camden Park Road is Located within very short walking distance of the 'Camden Road' as well as to both Underground and Over-ground services. There are buses running to local amenities and into central London.

Within this section of Camden Park Road, the properties are quite uniform in both size and style. The three four storey home, has been maintained as a single family dwelling and will remain a single family dwelling.

## **Overview**

The application premises does lie within a Conservation Area however, it is not a listed building, or locally listed structure.

## **The Application Building**

At present the property is a Semi-Detached, single family dwelling converted with a small front and much larger rear garden.

## **Proposed Layout**

We are proposing a modest increase in size with the addition of a single storey, side infill extension.

## **Appearance**

The design scheme for the development is one which is sensitive to its immediate contextual surroundings with regards to external materials and form. The proposed scheme will be constructed of matching brickwork in keeping with neighbouring properties and the overall volume is responsive to the currently existing extensions within the rest of Conservation Area.

The extension and dormers are sympathetic to the overall design of the property by retaining a generous gap between the rear elevation of the extension and the front elevation.

The intention is to maintain the existing side entrance in to the private rear garden by holding off the rear extension by a metre from the neighbouring boundary.

The design strategy for the proposed application is considered to be of minimal impact to the existing architectural characteristic of the development and of its immediate surroundings.

## **Scale**

The application is for a residential addition in a residential area and is consistent with existing development in terms of size, scale and use. This does not cause any other material harm and is consistent with wider planning policy objectives.

The proposed extension is comparable in height, bulk, depth and scale to development in the vicinity. The development would not be readily visible from public view therefore it would have no discernible impact on the street scene and the design is considered to be appropriate and in keeping with the host building

## **Access**

Access to the property will remain unchanged as part of the development.