

**PLANNING SUBMISSION
DESIGN AND ACCESS STATEMENT**



For proposed works
at

**30 Parkway
Camden
London
NW1 7AH**

December 2013

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INTRODUCTION

- 1.1.1 This application relates to the proposed subdivision and extension of an existing first and second floor flat situated above an existing delicatessen to provide two self-contained flats. The current residential accommodation is used only intermittently and is not in permanent occupation.
- 1.1.2 The current Freeholder of the building is proposing to subdivide and increase the size of the first floor accommodation and provide a separate entrance and flat over second and a newly formed loft converted third floor level.
- 1.1.3 Minor adjustments are also proposed at ground level to suit the proposed layout at first and second floor levels.

THE SITE

2.0 LOCATION

- 2.1.1 The building is located on the north side of Parkway, approximately 100m from the centre of Camden Town and the underground station.
- 2.1.2 The property is surrounded by buildings with similar uses, comprising retail or food sales at ground level and residential above on upper floors.

3.0 SIZE AND SHAPE

- 3.1.1 The ground floor comprises a delicatessen with storage, kitchen and welfare facilities at the rear. A small yard is present at the rear and a separate, independent access is present to the front elevation to the upper residential accommodation.
- 3.1.2 The existing approximate floor areas are;
 - Ground floor – 64m²
 - First floor – 34m²
 - Second floor – 26m²
 - Total (Gross Internal) floor area – 124m²
- 3.1.3 Externally, only the small rear yard forms part of the property, with the building fronting directly on to Parkway, a busy thoroughfare.

4.0 GENERAL HISTORY

- 4.1.1 It is understood that the property has been retained with its current use for many years.

5.0 PLANNING HISTORY

- 5.1.1 Details of previous planning history are not known.

6.0 INFRASTRUCTURE & ACCESS

- 6.1.1 The site fronts Parkway and is mid terrace close to the junction of Arlington Road.
- 6.1.2 This application will have no impact on the existing infrastructure and the point of access will not be changed, however the proposals entail reconfiguration of the internal space to provide secondary internal access to the proposed flats.
- 6.1.3 There is good public transport within the vicinity of the property, comprising bus routes on Parkway and Camden Town underground station. There is no parking included within the application.

7.0 NATURAL FEATURES AND ECOLOGY

- 7.1.1 The property is situated within an urban environment and the proposed works will have no impact on the existing natural features and ecology.

8.0 FLOODPLAIN

- 8.1.1 From consideration of Environment Agency Flood Risk mapping for the area, the property is not situated within an area which is at risk of flooding.

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APPENDIX I – PHOTOGRAPHS

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Front Elevation



Rear Elevation



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Rear Elevation



Flat roof at First Floor Level



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Lean-to roof at first floor level



Interior of delicatessen

