

Cliff Villas

5-6 Cliff Villas, London NW1 9AL

Design and Access Statement

12-050 PL 400

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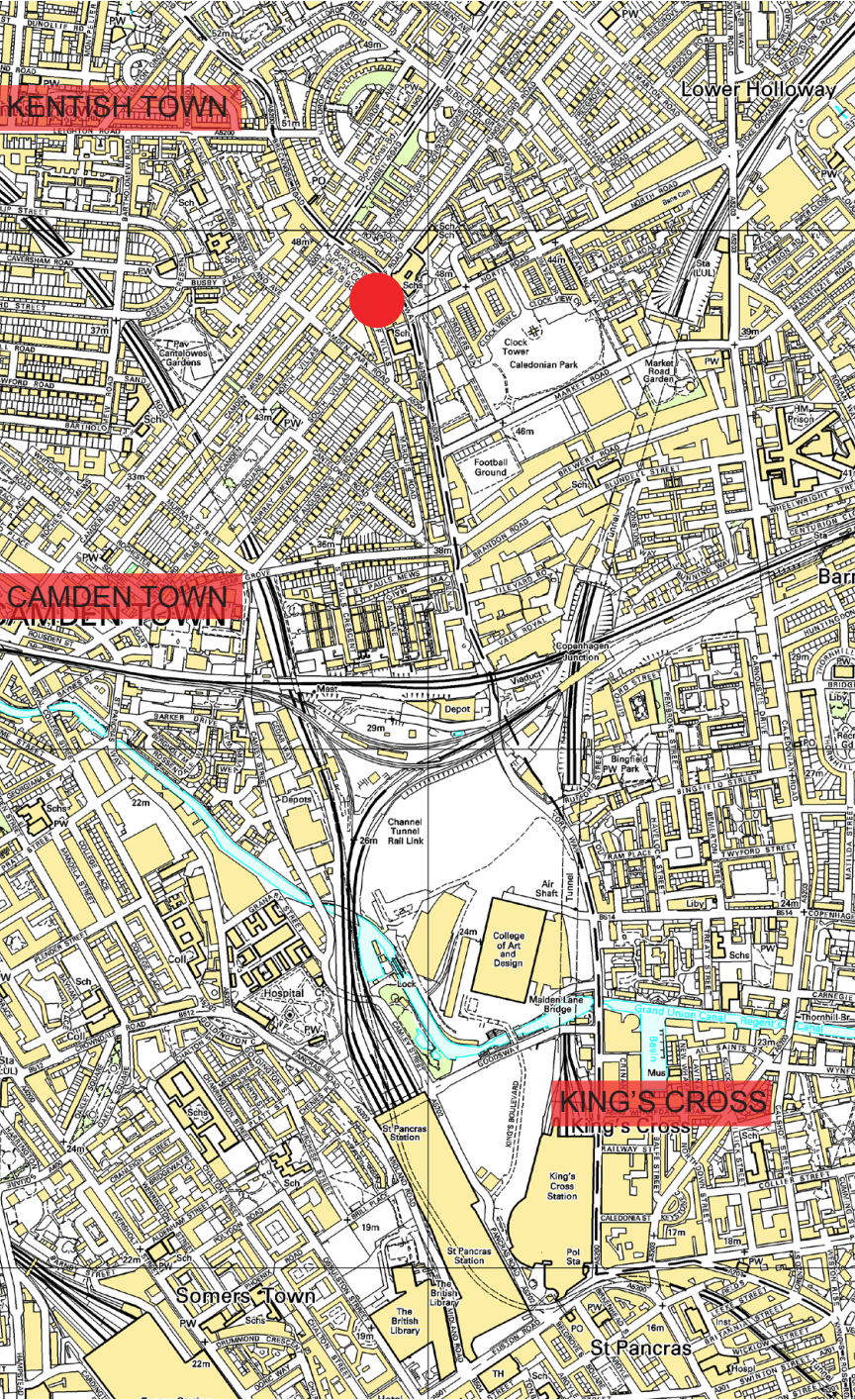
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1. Introduction

This Design and Access Statement accompanies a planning application for the demolition of an existing pair of semi-detached

residential buildings and replacement with a contemporary high-quality apartment building. The proposed building will provide 12 apartments.

Location plan



The existing villas currently house eight sub-standard flats arranged over four floors.

The proposal creates a mix of new one, two and three bed units for market housing, including two ground floor wheelchair flats, on a landscaped site - maximising the potential of the plot to provide first-class accommodation in this predominantly residential area.

The applicant, Camden Development Co Ltd, is a family-run local property company who is looking to transform its portfolio of properties with design of the highest quality using an experienced team of consultants with a proven track record.

The site is located in the east of the London Borough of Camden close to its boundary with Islington. The plot lies on the eastern side of Cliff Villas in the triangle formed between York Way, Camden Park Road and Cliff Road some 1.3 miles from King's Cross Station. It is sited within a long-established residential neighbourhood. The site is not in a conservation area, nor is it, or any of the neighbouring buildings, listed.

This statement will look at the site context, the aims of the design, including scale, layout and appearance, inclusive access for all throughout the building, waste provision and make reference to the attached reports on tree consultancy, sustainability and energy strategy and daylight and sunlight issues.

Aerial view location plan

