

DESIGN AND ACCESS STATEMENT

FOR

SEPERATION OF REAR FLAT AND RESTAURANT DELIVERY
ACCESSES, CREATION OF NEW WINDOW AT THE REAR AND ALTERATION
TO SHOPFRONT // NEW FLAT ROOF EXTENSION OVER THE BACK GROUND
FLOOR ENTRANCE HALL.

AT

98 QUEEN'S CRESCENT KENTISH TOWN LONDON NW5

01.02.2009

1. INTRODUCTION

1.1 This is the first submission of Full Planning Application to London Borough of Camden

1.2 The application proposes the separation of rear restaurant and flats' accesses with creation of new rear dormer with alteration to shopfront / new flat roof extension over the back ground floor entrance hall.

1.3 All design comply with Camden Supplementary Planning Guidance Note

1.4 The property is not Listed .

2. DESIGN

2.1 USE

2.1.1 The use is to remain as A3 on the ground and flats above .

2.2 AMOUNT OF DEVELOPMENT

2.2.1 The proposals will not affect the massing, scale or height of the existing unit

2.2.2 New accesses to be proposed with new rear dormer

2.3 LAYOUT

2.3.1 The internal layouts comply with Camden Council Guidance Note

2.4 SCALE

2.4.1 The proposals dimensions will be 900mm wide 2000mm high doors with new window and alteration to shpfront

2.5 LANDSCAPING

2.5.1 No changes proposed.

2.5.2

2.6 APPERANCE

2.6.1 The appearance of the front of the property is to be changed with new proposed shopfront

2.6.1 The rear of the property will be changed new accesses doors and kitchen window to be visible..

3. ACCESS

3.1 VEHICULAR AND TRANSPORT LINKS

3.1.1 The property is situated within main road with good public bus and underground transport links

3.1.2 There is no parking available on the site.

3.2 INCLUSIVE ACCESS

3.2.1 Entrance to the flats above will be at the rear and front of building on Weddington Road and Queens Crescent.

3.2.1 No provisions of disabled facilities are proposed.

4. GENERAL