

Design and Access Statement (DAS)
For Re-building Side Garden Wall To
226 Camden Road, London, NW1 9HG

1. **Introduction**

1.1 This DAS accompanies an application to re-build a side garden wall to 226 Camden Road, London, NW1 9HG located within the Camden Square Conservation Area. This DAS has been written to meet the requirements of the Town and Country Planning Order.

1.2 As this is a proposal to re-build a wall some aspects such as economic context are of limited applicability.

2.0 **Design, Principles and Concepts.**

2.1 The subject property is a semi detached building converted into flats. The property currently overlooks Camden Road itself and lies adjacent to a pedestrian walkway to the side elevation. A previous wall that was dismantled due to heavy leaning caused by a tree has now left the site exposed. It is on this side elevation that we wish to replace the wall. We wish to reinstate the wall with the addition of a bin store around the tree to avoid building brickwork around the tree. The bin store section will be enclosed from the street elevation by two Scandinavian Redwood doors. A single matching Scandinavian Redwood door for the main entrance of the property will also be located at the side elevation.

2.2 The subject wall will be north facing and overlooking a public grass area and walkway. The current state of the property without the subject wall attracts anti-social behaviour and is a significant impact to the perception of community safety of the area.

2.4 None of the dwellings layout elements will be altered.

2.5 To minimise aesthetic impact and to compliment the existing building, the choice of materials is consistent with the area in particular by using re-claimed red and yellow bricks and re-building to the height of the original wall.

3.0 **Access**

- 3.1. The bin stores has been designed to allow for close access from Cantelowes Road and Camden Mews.
- 3.2 The site is located on a relatively busy road and well located for bus transport for the locality and Central London, giving access to employment and shopping facilities and amenities.
- 3.3 The site is well located for pedestrian access to facilities such a Convenience Stores, local Schools and public open space.
- 3.4 The location of this site is sustainable and has good provisions for means other than a car.
- 3.5 As this application is only for a wall re-build, reference to a wider consultation in the Regulations is not applicable.

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5th October 2009