

Design and Access Statement

Change of Use of 248 Camden High Street, London. NW1 8QS

General Site Context

The property is situated on Camden High Street, NW1 in the heart of Camden it is a terraced property currently being used as a shop at ground and storage to the basement, first and second floors.

Planning permission is requested for the change of use to form a retail unit at ground floor level with storage at basement level, and a 2 bedroom maisonette with a designated entrance at ground floor level. The main areas of the proposal indicate installation of a shop front with separate entrance door for the maisonette and a roof terrace to the rear of the property at first floor level.

The Site

The site is approximately 15m in length and is completely enclosed with no outside space apart from at first floor levels on the 2 No flat roofs. The property is ringed in red on the location plan.

Access

Access to the site is via the public footpath up a single step to the ground floor level and is to remain as existing.

The new shop front shall incorporate separate entrances for the retail unit and maisonette and the thresholds shall be maintained as existing.

The site currently has no front at ground floor level and incorporates a roller shutter for security purposes. The shutter shall be removed and replaced with the new shop front and maisonette entrance door.

Design

The proposals indicate a new 2 bedroom maisonette to provide private housing within an area that is currently in desperate need for functional units. A stud wall is to be erected at ground floor level to provide a direct access to the maisonette from street level via the existing internal staircase.

To complement the flat we propose a roof terrace to the rear of the property onto the existing flat roof over the rear of the existing shop. The terrace shall be guarded by a traditional timber guarding in accordance with the Building Regulations (Please see attached plans). There is currently a terrace to the neighbouring property at 250 which extends to the end of the neighbouring flat roof, and the flat roof to 246 is currently utilised as storage for the restaurant below. None of the neighbouring properties to the rear have outside spaces and so do not believe there are any overlooking issues.

To provide access to the new terrace we propose to remove an existing window from the rear elevation and install a white uPVC door. This would match in style existing windows in the rear elevation.

All other external features are to remain the same as existing. This includes brickwork, front, side and rear elevation including windows, signage etc.