

LONDON BOROUGH OF CAMDEN

Planning, Design and Access Statement

1. What are the **features** on the existing site?
 - Buildings – size, age, style, condition (further detailed information should be provided in the historic environment section if appropriate).
 - gardens, landscaping and other open areas.
 - boundaries – walls, railings, fences or other means of enclosure.
 - immediately adjoining buildings and sites.

Existing 3rd, 4th & 5th floor triplex apartment within terraced apartment block overlooking Regent's Park.

2. Please provide details of how **access** issues have been addressed

The 'access' component should deal with both interior design and management issues to demonstrate not just compliance with the design details in the Access Design Guide SPD, but also how the applicant intends to meet their duties under the Equality Act 2010 (which incorporates the Disability Discrimination Act 1995).

Where relevant, this should include:

- Approaches to and around the site, including transport links
- Car-parking, setting down points, location of dropped kerbs (if required)
- All entrances, including visibility
- General horizontal/vertical circulation and layout arrangements
- Appropriate use of surface materials
- **Facilities within the building including WC provision, circulation within units and explanation of accessibility standards through all public parts of the building**
- Way-finding and signage
- An assessment of means of escape

The existing property is situated in North London with numerous bus routes within a few minutes walk. Both Regent's Park & Great Portland Street tube stations are within 500 metres. The PTAL rating is estimated to a 6. There is existing off street car parking spaces available.

Access to the property will be through the existing front door to no. 7 Cambridge Gate, which is accessed via 4 steps straight from the communal

driveway. Access to the flat via communal stairwell or existing lift up to level 3.

The property has accommodation on levels 4 & 5, with WCs on each floor.

New internal lift is proposed between levels 3 & 4. New 'second' internal staircase is proposed between levels 4 & 5.

3. Please provide details of the **layout** of proposed development

- Relationship of buildings, routes and spaces.
- Safety and security.

See proposed plans. Relationship to surrounding building to remain unchanged.

4. Please provide details of the **scale/appearance** of the proposed development

- Height, width, length, materials, detailed design.
- Relationship to surrounding development.
- Relevant local and national policies and guidance.

The scale & appearance will remain unchanged as associated works are largely internal only. External works involve the replacement of existing AC condenser units.

5. Please provide details of the **landscaping** in the proposed development

When choosing trees and plants the following factors should be considered:

- Suitability – is the ultimate size appropriate for the space the plant will have, it is important to avoid conflict with buildings. Large vigorous trees too close to structures will require expensive and regular pruning. Will the species choice be tough enough to survive the site conditions?

- Interest – Does the plant for example display any of the following features – attractive bark, flowers, interesting foliage and autumn colour? Sometimes trees which bear fruit are not suitable for heavily used areas.
- Sustainability – is there sufficient soil depth available and has irrigation and drainage been supplied where planters have been specified? Trees and plants grown in the ground will live longer and need less maintenance than those grown in planters. Where there is subterranean development a metre depth of soil must be provided over the structure.

Not applicable

6. Please provide details of how **Heritage Assets** issues have been addressed

- Describe the assets affected – listed buildings, conservation area, archaeology etc.
- Define their significance (in the case of buildings in conservation areas, their contribution to the character or appearance of the area).
- Assess the impact of the proposals on the heritage asset, including reference to national and local policies and guidance.
- If the impact is harmful to the significance of the historic asset, set out the public benefits which justify the proposal.

See Heritage Report