

# Maitland Park Estate

**DESIGN AND ACCESS STATEMENT AND  
PRE-APPLICATION CONSULTATION STATEMENT**  
FULL PLANS APPLICATION

**August 2014**



CULLINAN STUDIO



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## INTRODUCTION

The following Design and Access Statement has been organised according to published guidance from CABE.

We have used the recommended CABE headings as follows to describe the proposal;

- DESIGN PROCESS
  - Use
  - Amount
  - Layout
  - Scale
  - Appearance
  - Landscaping
- ACCESS
  - Inclusive Access

This document has been prepared by Cullinan Studio on behalf of London Borough of Camden (LBC) and is intended to communicate the design rationale for the project.

Cullinan Studio were appointed as architects in July 2013 to take the scheme to detail design. Cullinan Studio previously prepared the feasibility study for the regeneration of the Maitland Park in July 2012 following four months of consultation with local residents, LBC Housing and Planners. Extensive consultation has taken place with the adjacent wider community since.

The renewal of Maitland Park is included in the Council's Community Investment Programme (CIP) agreed by Cabinet in December 2010. The proposals contained in this report were agreed in principle by the LBC Cabinet in December 2013.

The design of the proposed buildings for which planning consent is being applied for has been carried out by **Cullinan Studio** in collaboration with the following consultants;

- E C Harris LLP**
  - Project Management
  - Commercial Management
  - CDM
- Ramboll**
  - Structural Engineer
  - Building Services Engineer
  - Environmental Services
  - Traffic
  - Acoustics
  - Energy Assessment and Sustainability (CfSH)
- Turkington Martin** - Landscape Architect
- Quod** - Planning Consultant
- Savills** - Residential Marketing Advice
- GVA** - Rights of Light, Sunlight and Daylight

This document also incorporates the Pre-application Consultation Statement which sets out meetings and consultation activities that have been carried out with the local community and how their views have been considered in the formation of the application.

This document should be read in conjunction with the planning drawings and technical reports prepared by the consultants listed above.



Right: Aerial view of the Maitland Park Estate