

## Design and Access Statement

279 Camden High Street

- 1.1 This Statement has been prepared in accordance with the published CABE (2006) guidance and considers the proposed development in terms of use, amount, layout, scale, landscaping, appearance and access.

### **Use**

- 1.2 There are no land use implications arising from this proposal.

### **Amount**

- 1.3 The application proposes the installation of a new shopfront and the installation of 2 x air condenser units to the rear elevation with associated alterations.

### **Layout**

- 1.4 The shopfront will be replaced on a like for like basis in terms of position. The a/c units will be wall mounted and located on the rear elevation at ground floor level.

### **Scale**

- 1.5 The works externally are minor in nature and in keeping with the existing property.

### **Landscaping**

- 1.6 Not applicable.

### **Appearance**

- 1.7 The existing shopfront is of poor design and quality and in need of upgrading. The proposed shopfront will significantly improve the street scene and the appearance of the host building. The a/c units will not be readily visible from any public vantage points and will only be visible from longer private vantage points. There are a number of other examples of such plant in the vicinity that have not been located discreetly, are not attenuated and are unlikely to have planning permission. The proposed plant will be a significant improvement in terms of the practice of installing plant in this location. The location is discreet and the noise has been attenuated.

### **Access**

- 1.8 Access to the property will remain as existing.

### **Conclusion**

- 1.9 The works are minor in nature and will improve the visual appearance of this part of Camden High Street. The a/c units at the rear have been located discreetly and will be attenuated to protect any neighbouring residential properties. All ducting and pipework etc is largely at basement level and will not be visible from any public or private vantage points.