

BUILDING
RELATIONSHIPS.



Design and Access Statement

8B Burghley Road
Kentish Town London
NW5 1UE

Version

2

Report Date

01 February 2016

Watts.

Client: Borough of Camden
Property: 88 Burghley Road, Kentish Town, NW5 1UE

Job Reference: JBG/120043

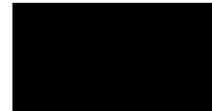
Project Preface

Client Name and Address

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Job Reference: JBG/120043

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Appendices

Previously Submitted Planning Application and Associated Design and Access Statement, together with Approval Decision Notice



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1. Introduction

8B Burghley Road is a four storey, end of terrace, property of solid masonry construction with a pitched slate covered roof. The building is thought to have been constructed in the late 19th century as a single domestic residence.

The accommodation is divided presently into three units with a maisonette on the first and second floors, and a commercial unit on the ground floor. The ground floor unit is a medical practice. The lower ground floor unit has received planning permission to be converted into two flats and a carer's facility by Camden Planning Department application reference number 2014/777/03/P. Details of this previous application dated September 2015 are attached to the rear of this document. This includes the previous submitted design and access statement, and the planning approval notice.

As part of this application, attached to this statement are the previously approved drawings.



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2. Proposal

As indicated in the above, the previously submitted planning application was approved in September 2015, reference 2014/7703/P. This application relates to minor amendments to the fenestration and repairs to the front fenestration to the light well on the accompanying drawings. This follows discussions with occupational therapists and social workers who are dealing with the respective occupiers of the scheme granted by the permission. The occupiers of the scheme will be wheelchair users who may have had a severe motor accident leading to brain impairment. It is thus anticipated that a full time carer will be provided to help on site to occupiers to the two flats created.

However, detailed analysis of their needs resulted in changes to the design and thus changes to the fenestration layouts to the scheme.



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3. Layout

The proposed layout for the scheme (as previous granted by the planning commission) is an 'L' shaped extension similar to the existing extension that has now been demolished.

The two units are now proposed as full wheelchair accessible type units which suits the needs of the future users. Wheelchair charging spaces are provided internally as is a fully wheelchair accessible kitchen.

The front light wall will provide an outdoor amenity space for the front flat. The small rear garden area will be landscaped to provide a communal seating area for the rear ground floor for the rear flat.



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4. Appearance

The appearance will not greatly change from the previous granted planning permission. The external materials are as previously proposed and granted permission.



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5. Access

The access arrangements will be as previously granted planning permission.



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6. Conclusions

This proposed application is a minor alterations to a previous granted planning permission to suit the needs of the future residents following discussions with occupational therapists and social workers who are dealing with the proposed residents.

