



DESIGN & ACCESS STATEMENT

**Refurbishment and remedial repairs
Required in conversion from
House in Multiple Occupation to single flat
at
30 Camden Road,
London.
NW1 9DP**



14 Cornard Road
Sudbury
Suffolk CO10 2XA

1.0 Introduction

This Statement accompanies a Listed Building application for the necessary refurbishment and remedial repair works at 30 Camden Road NW1 9DP.

The statement has been written to comply with the requirements of Article 4C of the Town and Country Planning (General Development Procedure) Order 1995 (as amended).

2.0 Design Principles and Concepts

2.1 The Site

The property is a detached 4 storey building comprising lock up shop at ground floor level and residential accommodation to upper floors.

The surrounding area is similarly mixed in character with ground floor commercial and residential above.

The property is a Listed Building Grade II.

2.2 Design and Appearance

The property had for many years been used as a house in multiple occupation, HMO.

The proposal is for full refurbishment works to return the upper floors to a single residential unit of accommodation. To accord with current standards and requirements where possible and practicable.

All work is internal, accordingly the design, layout and appearance of the building will be unaffected.

3.0 Access

Access to the site will remain unaffected by the proposed.

4.0 Need

Full refurbishment is required to return the upper floors to a single residential unit of accommodation. To accord with current standards and requirements where possible and practicable.