

## DESIGN AND ACCESS STATEMENT

### INTRODUCTION

1 Camden Gardens is located within the Regents Canal Conservation Area. The canal was initially designated a conservation area on 25th April 1974 with subsequent extensions approved throughout the 1980s.

The special character of the area is largely derived from the almost hidden nature of the canal. The surrounding townscape largely turns its back on the canal creating a tranquil space distinct from the business of the surrounding city. This character has in part arisen from the topography of the canal located as it is in shallow cuttings along part of its length and partly as a result of canal side development forming an effective barrier, cutting off views towards the canal.

### CAMDEN GARDENS



### Camden Gardens

The subject property is a part of properties belonging to Circle 33 Housing Association. The properties have undergone general refurbishment to bring them up to current housing standards. However, the existing front door is in a poor state.

## 1 Camden Gardens- Front Elevation



1 Camden Gardens is within a modern brick and block built 4 storey building. The windows are casements and the door is timber.



### REASON FOR THE PROPOSED ALTERATIONS

The existing front door is of timber and is in some places in a poor condition. The joinery has areas of deterioration and elements of the door have warped and bowed causing heat loss and draughts. Residents have highlighted issues with water ingress and structural security and have emphasised the necessity for a safe front door which meets building regulations.

## 1 Camden Gardens- Front Door Detail



### **DOOR PROPOSALS**

The existing front doors are to be replaced with timber, replica doors.

The new doors will aim to replicate the existing aesthetically and will re-use existing fixtures. The new doors will be fitted to the existing aperture requiring no alteration to the brick lintel or surrounding masonry.