

1A HARLEY ROAD DESIGN & ACCESS STATEMENT

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Introduction

This document has been written to support the Planning and Conservation Area Consent application for alterations to the front garden to the Lower Ground Floor flat to No.1a Harley Road, Including the demolition of an existing retaining wall (which is structurally unsound) and the creation of a garden wall.

Patrick Owens Architecture are a design orientated practice with a reputation for finding bespoke solutions for challenging sites. Our success is built on an emphasis of tailoring the building form, material palette and overall aesthetic to meet the needs of current and future occupants whilst responding sympathetically to site context in line with national and local policies.

Description

1a Harley Road is a 3 bedroom flat on the ground floor of a detached Victorian double fronted house. It is located within the Elsworthy Conservation Area, which consists mainly of residential properties from the Victorian era.

The works would not have an impact on the street scene and materials would match existing.

Access

There are no proposed changes to the existing site access.

Conclusion

This Design and Access statement demonstrates that the proposed development would not adversely impact on the Conservation Area, in line with Camden's planning policies.

It will improve the overall quality of the property both presently and for the future.