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1. DESIGN STATEMENT

The following statement will show how and why the proposed Renovation and has been carefully considered and designed to be in keeping with its surroundings and that Planning Permission should be Granted.

2. THE SITE

The site lies approximately 100m East of Camden Road Overground Train station.

172 Royal Collage Street is a town house type of structure on Royal Collage Street leading to the Camden overground station. There are many properties within the surrounding area, which have two storey and similar shop layouts.

This revision to the floor is to provide a new Access to the existing basement floor and increase the amount of daylight and fresh air.

The existing shop is in fair order, but this revision will bring it up to modern day standards, whilst at the same time not affecting any neighbours amenity.

3. ASSESSMENT

Due to the sites distinction from other shops and its extended depth, it allows excellent space around it, therefore it is more than capable of taking the modification of the size shown.

4. EVALUATION

The following key issues have been considered at all times during the design stage:

1. Providing a seperate and direct enterance to the shop from the front facade other than the flats above.
2. The impact of the proposed revision on adjoining neighbours - the revision has no impact on any neighbour. There is no effect on the party Wall the depth of the extension is not beyond the neighbors limits. This, we believe, is acceptable.
3. the aesthetics are very important, and we have designed the new works to be in keeping with the existing shop

5. DESIGN

Our proposed revision is a modest hatch and stairs that provide Access to the basement level.

When compared with the existing and surrounding properties, it blends in very well, as the design and character of the area is not affected.

This causes no impact with regards amenity or overshadowing on the neighbours.

We have shown the proposed revision to be subservient and reasonable in size and when combined with the surrounding area, we have a dwelling which has no impact on neighbouring properties, sits very comfortably against the existing shop and blends in very well with the characteristics of the neighbourhood.

Ample amenity and good vehicular access and parking, combined with excellent modern living standards of accommodation will provide a high quality shop feeling, which will enhance and benefit the surrounding area.

We trust you find our Design and Access Statement comprehensive, but should you wish to discuss this application during its course to a decision, please feel free to contact us.