

DESIGN & ACCESS STATEMENT

208 Camden Road,

London,

NW1 9HG

Installation of a new boiler and boiler flue, including external extractor fans with associated gas and waste pipework and internal alterations to Flat C to convert a 2-bedroom flat to a 1-bedroom flat.

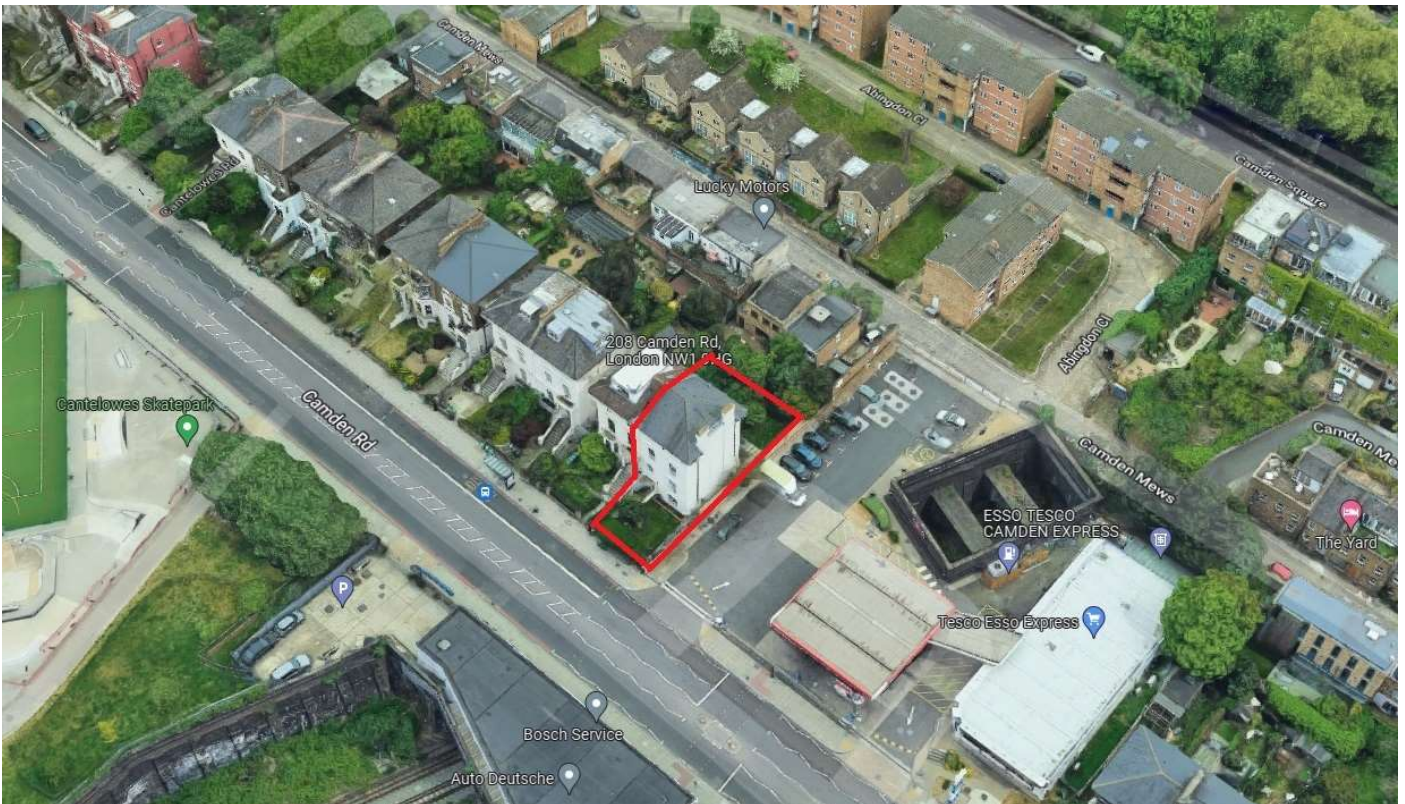
Design and Access Statement (Planning):

21st July 2022

For and on behalf of Camden Council

Project Ref: 22008

Document Ref: DAS



1.0– Introduction

This Design and Access Statement accompanies an application for permission for the installation of a new boiler and flue to the rear elevation, including extractor fans and associated gas pipes and waste pipes at No. 208 Camden Road, London NW1 9HG

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).

1.1– Existing Site & Description

The site is located on Camden Road. The site comprises of semi-detached dwelling which has previously been converted into 4 flats.

Flat C is located on the second floor and currently, it is a void property. The flat is currently a 2-bed flat with a lounge and kitchen, the bathroom to the flat is located on the rear addition but unusually it cannot be accessed directly from the flat as the only access is via the entrance to the flat and the communal stairs down to the first floor half landing.

The building is within a Conservation area, and it is not listed. To our knowledge, there have been no previous attempts by the current or previous owners of the property to gain planning permission for the relocation of the boiler and flue, however, a planning application ref: 2022/1049/P for the installation of Juliet balcony railings was recently withdrawn.

Listed: The Building is not listed.

Conservation Area: The building falls within Camden Square Conservation Area.

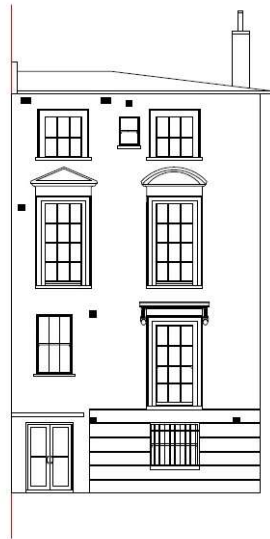
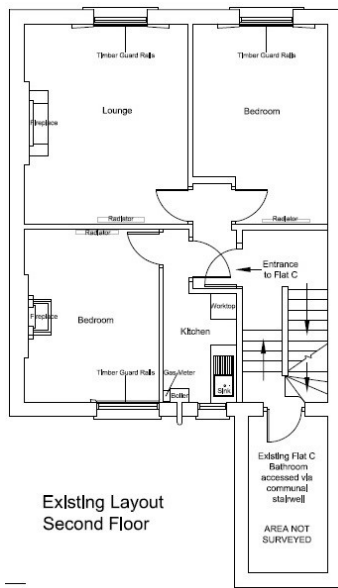
Use: The proposal does not seek to change the current C3 use of the site.

Access: To remain as existing.

2.0– Existing Site Photographs & Drawings

Below are some photographs & existing drawings of the site:





Existing Front Elevation



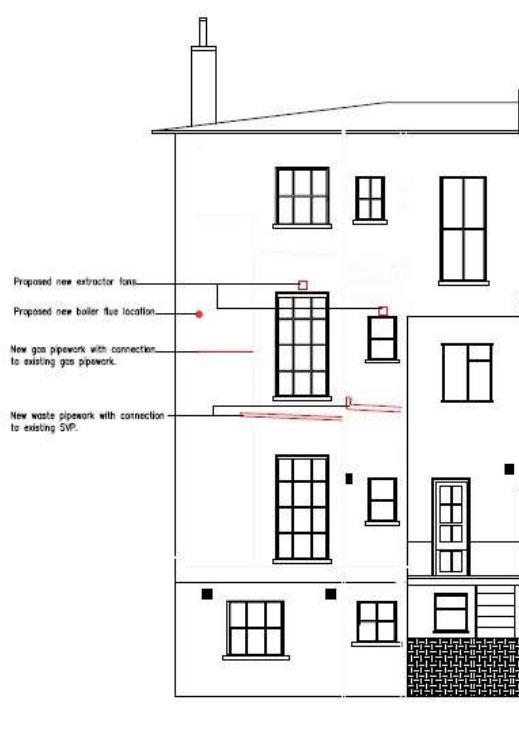
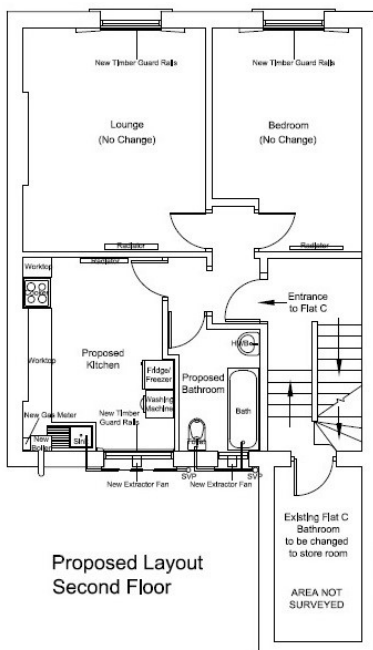
Existing Rear Elevation

3.0– Proposal

The proposal is for the installation of a new boiler and flue to the rear elevations, including extractor fans and associated gas pipes and waste pipes at No. 208 Camden Road, London NW1 9HG

Additionally, the proposals also involve internal alterations to Flat C to convert it into a 1-bedroom flat from a 2-bedroom flat by changing the existing rear bedroom to a kitchen and converting the existing kitchen into a bathroom.

Below are proposed drawings of the site:



Proposed Rear Elevation

4.0 - Scale

All the proposed external elements will be appropriately detailed and proportions to reflect the existing fenestration details – where they exist.

5.0- Landscaping/Amenity

The private amenity to the flats remains unchanged.

6.0- Appearance

The proposal aims to be sympathetic and considerate in its appearance to the adjacent and surrounding built environment and character through the use of relevant materials, design, form and detail. The appearance of the facades generally remains unchanged helping protect the uniformity of the streetscape in the conservation area.

5.0- Access

Access to the site by owners/occupiers will remain unaffected by the proposal.

6.0- Parking

The existing property does not have off road parking. This remains unchanged in the proposal.

7.0- Summary

In summary, it is proposed the application is in keeping with planning guidelines and policies and provides a sensitive cohesive solution.