

DESIGN + ACCESS STATEMENT

TO SUPPORT THE PROPOSED TEMPORARY INSTALLATION OF SLEEPING AND DINING PODS AT

THE REGENTS PARK BARRACKS

Albany Street, London NW1 4AN

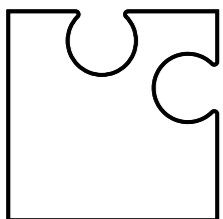
Prepared by

Core Compliance Ltd

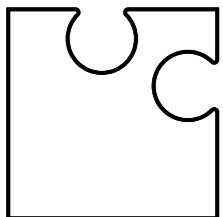
for

VINCI Facilities Defence

v1 Feb. 2026



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1. INTRODUCTION

This Design and Access Statement has been prepared in support of a planning application for the temporary installation of fifteen (15) sleeping pods and two (2) dining pods within an existing car park area located inside a live Ministry of Defence (MOD) military base in Central London.

The accommodation is required for a temporary operational period commencing 27 April 2026 and remaining in place for approximately eight (8) weeks. At the end of this period, all structures and associated services will be removed and the car park fully reinstated to its existing condition.

The proposal is entirely temporary in nature and does not involve permanent development.

2. SITE

Address - Regents Park Barracks, London, NW1 4AN

X (Easting) - 528778

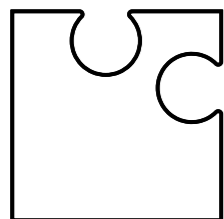
Y (Northing) - 183138

The application site comprises an existing surfaced car park located within a secure, operational MOD military base in Central London. The base is fully controlled, with managed access and established security infrastructure.

The car park is hard surfaced and designed to accommodate vehicle loading. It is enclosed within the wider military estate and is not publicly accessible.

The application site sits within the curtilage of the Regent's Park Barracks Block K (Officers' Mess) which is Grade II listed (List entry - 1378622), see Section 6 "Heritage Context" of this report, and also the accompanying Heritage Statement Document.

The installation will not impact any protected trees or green space.



3. DESCRIPTION OF DEVELOPMENT

The proposal consists of:

Sleeping Pods (15 units)

- Footprint: 3.35m x 2.875m
- Height: 2.6m
- Single-storey modular units
- Temporary siting on existing hardstanding

Dining Pods (2 units)

- Footprint: 2.87m x 6.7m
- Height: 2.6m
- Single-storey modular units
- Positioned on existing hardstanding

Scale: All pods are prefabricated modular structures delivered to site and placed onto the existing car park surface without permanent foundations.

The development is modest in scale and proportionate to the operational needs of the base.

- Maximum height of all structures: 2.6 metres
- No structure exceeds single-storey scale.
- No excavation or permanent groundworks are proposed.
- The structures are temporary and reversible.

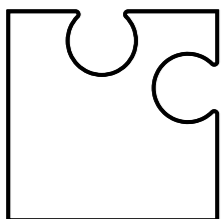
4. DESIGN PRINCIPLES

Layout - The pods will be arranged in a logical and efficient configuration within the car park, ensuring:

- Safe pedestrian movement
- Adequate spacing between units
- Fire safety compliance
- Retention of operational access routes within the base

Appearance - The pods are standard modular units with a simple, functional design appropriate to their temporary use. The design is:

- Modern and utilitarian in character
- Consistent in form and height
- Visually unobtrusive within the secure military context
- Given the site's secure and enclosed nature, the development will not significantly affect public views or the wider townscape.



5. PLANNING POLICY

The proposed temporary installation of 15 sleeping pods and 2 dining pods within the MOD military base has been assessed against relevant policies of the Camden Local Plan (2017).

The proposal in Planning terms, is deemed to be permitted development on a closed MOD site because it is:

- Less than 4000m² in area
- Not visible from a public highway
- Will not be the tallest building on the site
- Will be less than 10m tall

Notwithstanding the above, the following policies have also been noted:

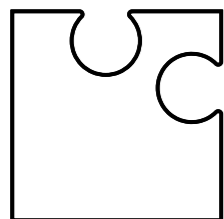
Policy D1 – Design: The proposal is modest in scale, single storey, and temporary. It is located within existing hardstanding and does not adversely affect townscape character. The development preserves the setting of the Grade II listed Regent’s Park Barracks, Block K (The Officers’ Mess).

Policy D2 – Heritage: The site lies within the curtilage of a listed building. The proposal introduces no physical alterations, no ground disturbance, and no permanent change to setting. Any visual presence is temporary (8 weeks only) and fully reversible. The proposal results in no harm, or at worst negligible less-than-substantial harm at the lowest end of the spectrum.

Policy A1 – Managing the Impact of Development: The development is operationally necessary, temporary, and does not result in long-term impacts. Noise, servicing, and environmental effects are short-term only.

Policy T3 – Transport Infrastructure: The development does not alter access arrangements or emergency vehicle routes. Fire appliance access remains fully compliant with Approved Document B (Requirement B5).

Policy CC1 – Climate Change Mitigation: The proposal reuses existing hardstanding, avoids permanent construction, and ensures full reinstatement. Its temporary nature minimises embedded carbon impacts associated with permanent development.



6. HERITAGE CONTEXT

The application site lies within the curtilage of the Grade II listed Regent's Park Barracks, Block K (The Officers' Mess), List Entry 1378622.

The Officers' Mess is designated for its special architectural and historic interest as part of the historic Regent's Park Barracks complex.

Significance of the Heritage Asset - The significance of the listed building derives from:

- Its architectural composition and detailing
- Its historic function within the barracks complex
- Its contribution to the long-established military presence in the area
- Its spatial relationship within the planned barracks estate

The application site itself comprises modern hardstanding forming part of an operational car park and does not contain historic fabric.

Impact on Heritage Significance - The proposed development:

- Does not involve alteration to the listed building
- Does not affect historic fabric
- Does not involve physical attachment
- Does not require excavation or ground disturbance
- Is fully reversible

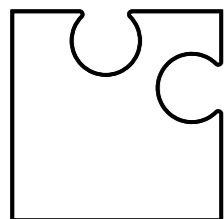
The pods are single-storey structures with a maximum height of 2.6 metres and will be located on existing modern hardstanding.

Given their limited height, temporary presence, and location within an operational service area, the development does not compete with or obscure key elevations of the listed building.

- There is no physical harm
- No Permanent change to setting
- No lasting impact

At most, there is a very limited and temporary change to part of the setting for the duration of 8 weeks. This would amount to no harm, or negligible less-than-substantial harm at the very lowest end of the spectrum.

The proposal therefore preserves the listed building and its setting in accordance with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.



7. ACCESS

Vehicular Access - Vehicular access will utilise the existing secure entry points to the military base. No changes to access arrangements are required.

The installation and removal of the pods will be managed to avoid disruption to the local area and base operations.

Pedestrian Access - The pods will be accessible via existing hardstanding within the car park. The level surface ensures safe pedestrian movement.

8. FIRE SAFETY & EMERGENCY ACCESS

Existing Fire Strategy - The surrounding permanent buildings benefit from established fire safety arrangements and existing emergency vehicle access routes. The proposal does not alter the fire strategy of any permanent building.

Compliance with Approved Document B - Requirement B5 requires that buildings provide reasonable facilities to assist the fire service. The pods are positioned within an area currently used for car parking. The development does not:

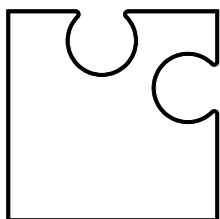
- Obstruct fire appliance routes
- Reduce manoeuvring space
- Encroach upon designated emergency access corridors
- Block hydrants or firefighting infrastructure
- Existing perimeter access roads remain unaffected.

Since vehicles are routinely parked within this footprint without compromising emergency access, the temporary siting of pods within the same area does not introduce additional constraint. Fire appliance access distances and turning provision remain as existing.

Fire Separation and Risk - The pods:

- Are detached structures
- Are single-storey
- Are appropriately spaced
- Do not attach to existing buildings

They do not increase fire load to nearby permanent or heritage buildings and do not affect escape arrangements serving surrounding structures. The proposal therefore preserves the fire safety resilience of the wider estate.



9. SERVICING AND UTILITIES

Power Supply - Electricity will be provided by temporary connection to the existing systems on site. The power draw from the units is minimal, and no disturbance to existing infrastructure will occur.

Water and Waste - Wastewater from showers and WCs will be collected in temporary holding tanks. Waste will be removed from site by tanker on a managed basis.

- No connection to permanent foul drainage infrastructure is proposed.
- No ground penetration works are required.
- All servicing arrangements are temporary and reversible.

Fire Safety Services - The units will have temporary connection to the existing on site fire safety systems to ensure safe operations at all time.

10. ENVIRONMENTAL CONSIDERATIONS

Given the temporary and reversible nature of the proposal:

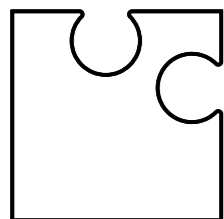
- There is no permanent loss of open space.
- There is no permanent impact on drainage.
- There are no long-term visual or townscape effects.
- Noise and operational impacts are short term and limited to the 8-week period.
- The development is fully reversible and leaves no lasting impact on the site.

11. FLOOD RISK

The application site comprises existing hardstanding within an operational car park and is located within Flood Zone 1 (Low Probability) according to the Environment Agency Flood Map for Planning.

The proposed development is temporary, fully reversible, and does not involve excavation, ground penetration, alteration of site levels, or modification of existing drainage infrastructure. No additional impermeable area is created and surface water will continue to drain via the established car park drainage system. Wastewater will be collected in temporary holding tanks and removed from site, with no permanent sewer connections. The proposal therefore gives rise to no increase in flood risk on site or elsewhere.

A separate Flood Risk Statement has been prepared and submitted in support of the application, which confirms compliance with the National Planning Policy Framework and Camden Local Plan Policy CC2 (Adapting to Climate Change).



12. TEMPORARY NATURE OF DEVELOPMENT

The proposed structures are strictly temporary.

Installation from: 27 April 2026

Duration: Approximately 8 weeks

Full removal thereafter

Car park reinstated to original condition

There will be:

- No permanent foundations
- No permanent drainage connections
- No permanent utility installations
- No alteration to the existing surface beyond temporary service connections
- All temporary service connections will be removed at the end of the operational period.

13. CONCLUSION

The proposed installation of 15 sleeping pods and 2 dining pods represents a modest, temporary, and operationally necessary development within a secure MOD military base in Central London.

The proposal:

- Is temporary
- Requires no permanent groundworks
- Utilises existing hardstanding
- Has minimal visual impact
- Maintains safe access and circulation
- Ensures full reinstatement of the car park following removal

The development is proportionate, reversible, and operationally justified. As such, it is considered to represent acceptable temporary development and is respectfully recommended for approval.

