

DESIGN AND ACCESS STATEMENT

RELATING TO

CAPITAL WORKS PLANNING

AT

**119 St. PANCRAS WAY
LONDON, CAMDEN
NW1 0RD**

REVISION: P1

JUNE 2023

Contents

1.0 Introduction..... 4

2.0 Existing Premises 4

 2.1 Planning Restrictions..... 4

3.0 Design Proposals 4

 3.1 Existing Roof 4

 3.2 Proposed Roofs..... 4

4.0 Car Parking/Transport 5

5.0 Refuse Disposal..... 5

6.0 Summary 5

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10661 – WATES – ST. M CAP WRKS

DESIGN AND ACCESS STATEMENT

1.0 Introduction

Potter Raper are working alongside Wates to facilitate the replacement of building elements on properties, on behalf of St. Mungo's Charity.

This design and access statement will support the planning application for the development of the premises 119 St. Pancras Way, Camden, NW1 0RD.

2.0 Existing Premises

The building in question is a residential block characterised by tall Georgian 6 over 6 sash windows to the front elevation, with a stucco render to all floors. The building is comprised of four storeys (including half-basement) and is a single dwellinghouse.

2.1 Planning Restrictions

The building is location within Camden Broadway conservation area, and is a Grade II listed building.

3.0 Design Proposals

3.1 Existing Roof

The roof of the building is not visible from ground level, however does retain it's original (in style at least) slate roof coverings.



Figure 1: Google Captures of the building

The existing roof coverings are no longer meeting the needs of the residents living in these properties and are leading to defects.

3.2 Proposed Roofs

It is being proposed that the roof coverings are removed and replaced with like-for-like materials to ensure the character of the building is retained in all aspects.

4.0 Car Parking/Transport

Parking in the area is limited, with no immediate parking provision nearby. Most transportation will need to be via public transport, of which there is plenty. This includes the use of Buses and Cabs/Taxis in the area. The property is located by the railway between 2 tube stops, Camden Road and Caledonian Road & Barnsbury.

5.0 Refuse Disposal

All refuse which arises from the replacement windows and doors will be carefully removed from site and disposed of in line with the building contractor's waste management plan.

6.0 Summary

This application includes works which will improve the quality of life for the residents within the properties on this road, whilst simultaneously retaining all the existing features of the properties.