

Prime Building Consultants LTD

DESIGN & ACCESS STATEMENT - P1

Full Planning Permission

For proposed alterations at:
178A Royal College Street, London, NW1 0SP



01 INTRODUCTION

1.1 Prime Building Consultants Ltd. have been commissioned by The Arch Company to produce the drawings for the Full Planning Permission for the following site: 178A Royal College Street, London NW1 0SP (hereafter referred to as “the site”).

1.2 This Design & Access Statement is to be read in conjunction with the following documents:

- Location Plan
- Existing and Proposed Plans
- Existing and Proposed Elevations
- Existing and Proposed Sections
- Demolition Plans

1.3 The development proposal seeks permission for the following:

- Overhaul of the windows on the front elevation.
- Overhaul of the windows on the rear elevation.
- New front door to the front elevation.

02 THE SITE

2.1 The site is located to the north of Camden Road Station and is within the Camden Broadway conservation area. The site fronts Royal College Street and is next to the active railway viaduct (refer to drawing: 005 Site Location Plan).

2.2 The site consists of a circa 1900’s three-storey, end terrace, subdivided into a ground floor commercial unit, and flat over the first and second floors. There is separate access to both properties from the ground floor.

2.3 The gross internal area (GIA) of the dwelling is 88.6m² including the ground floor access.

2.5 The front elevation of the site consists of London Stock brick, with flat gauged arch brick patterns above the windows along with arched brick decoration to the first floor. The windows at first floor level are a more recent aluminium casement which features a large pane and smaller pane.

The windows on the second floor are 1 over 1, timber sash, painted blue. The shop front features painted timber glazing. The roof is flat, and the parapet is rendered with a cornice wrapping around the front and side elevations.

2.6 The terrace also features a variety of windows, with 4 over 4 timber, and UPVC windows on the adjoining properties. At the ground floor are shop fronts.

2.7 London Stock brick is used to the rear, and security bars are in front of timber sash windows. The rear elevation faces the railway viaduct. The adjoining property features UPVC casement windows on the mansard roof to the rear elevation.

2.8 The site has had the following planning applications:

- H12/26/9/31357 “The installation of a new shop front.” Approved in 1980.
- 9400193 “Continued use for Class A3 restaurant purposes within the meaning of the Town and Country Planning Use Classes Order 1987 and retention of ventilation duct at the rear as shown on drawing nos. 01 & 02. revised on 01.06.94 03.01.95 11.02.95 and amended by fax 24.02.95” Granted with conditions in 1994.
- PE9800238 “Renewal of ventilation duct to the rear; as shown on drawing number 01.” Granted with conditions in 1998.

2.9 The flat is currently vacant and not in a lettable condition and is in a poor and dated condition internally and externally. There is evidence of water damage and associated damp and mould.

03 DESIGN INTENT

3.1 It is proposed to remodel the internal layout of the flat to bring the property in line with modern living standards.

3.2 To achieve a higher standard of living, the proposal seeks to overhaul all the windows (repair and paint white) or replace them where necessary with white UPVC windows in a sympathetic design to that of the site and the Camden Broadway Conservation Area. The proposal seeks to replace the windows on the front elevation with white UPVC windows.

3.3 The front door is to be replaced with a new painted timber door of a sympathetic design to the site and the Camden and Broadway Conservation Area.

04 ACCESS

4.1 Current (and proposed) access to the site can be gained from Royal College Street. The commercial space utilises a separate door to the access corridor to the flat. Both with stepped access.

4.2 The flat is accessed via a staircase within the property.

05 SUSTAINABILITY

5.1 The opportunity will be taken to improve upon the energy efficiency through the choice of lighting, heating and cooling equipment and water consumption.

5.2 The proposed residential element is to implement the following improvements:

- Double glazing.
- Led lighting.
- Thermal lining to the internal face of the external walls.
- Improvements to the insulation to the roof.
- Energy efficient gas fired boilers.
- Upgrade to existing roof insulation.

06 CONCLUSION

The current condition of the building is not in a marketable state and requires significant modernisation and refurbishment.

The proposal is designed to modernise the internal layout in line with current national and local authority space standards and to make the necessary overhaul of the windows in line with current standards and local authority guidelines.

The proposal pays special attention to the desirability of preserving or enhancing the character or appearance of the Camden Broadway Conservation Area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 (as amended).