

Prime Building Consultants LTD

# DESIGN & ACCESS STATEMENT – P4

Full Planning

For proposed alterations at:  
110 Camden Road, London, NW1 9EE



## **01 INTRODUCTION**

**1.1** Prime Building Consultants Ltd. have been commissioned by The Arch Company to produce the drawings for the Full Planning for the following site: 110 Camden Road, London NW1 9EE (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:

- Conversion of first, second third floors into X2 no. flats
- X1 no. 1 bed, 2 persons flat to the first floor, gross internal area (GIA) 50.2m<sup>2</sup>.
- X1 no. 2 bed, 2 persons duplex flat to second floor and third floor with entrance from the first floor. GIA 70.1m<sup>2</sup>.
- Reconfiguring the opening at the first floor to the rear of the building into a new window.
- Removal of escape stairs to the rear.
- Replacement of the balustrade to roof terrace.
- Repairs and overhaul of windows.
- Internal remodelling.
- Provision of cycle storage.

## **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 Camden Road (A503) and is next to the disused railway viaduct (refer to drawing: 006 Site Location Plan).

**2.2** The site consists of a circa 1900’s five-storey, end terrace, divided into a commercial unit occupying the ground floor and basement with residential use to the first, second and third floors. To the rear of the building is a roof terrace.

**2.3** The residential floors are accessed via the ground floor, via a corridor. This corridor is not separated from the commercial space towards the front of the building.

**2.4** The GIA of the commercial space at ground floor level is 42m<sup>2</sup>, and the access corridor is 11.62m<sup>2</sup>. The GIA of first, second and third floor levels is 129.4 m<sup>2</sup>.

**2.5** The front elevation of the site consists of yellow London Stock with brick window arches above the windows. The façade is slightly set back from that of the adjoining property, and the mansard roof has a slate tile covering. The windows are 6 over 6, timber, vertical sliding sash, painted white. The ground floor shop front is of timber windows and doors with commercial signage above.

**2.6** There is fair faced brick work to the rear elevation of the ground, first and second floors. Above, to the third floor is a white painted render finish.

**2.7** The site has been granted the following planning applications:

- PE9900208 "Installation of new shopfront including formation of independent access to the upper floors." This was granted in 1999.
- H12/26/B/16814 "Reconstruction and extension of rear extension at 110 Camden Road, NW1 to provide an additional floor at first floor level for storage and office purposes." This was approved with conditions in 1973.
- H12/26/B/12027 "Randolph Street London NW1 Installation of new shopfront at 110 Camden Road N.W.1." This was approved in 1971.

**2.8** There is evidence of damp and associated mould growth to the residential floors. The internal plumbing is defective given evidence of leaks. The commercial element is not entirely separated from the residential part. The fire compartmentation of residential element is reported as being inadequate.

### **03 DESIGN INTENT**

**3.1** The proposal is to convert the residential part which occupies the first, second and third floors into two separate flats. There is to be a 1 bedroom flat to the first floor and a 2 bedroom, duplex flat, with access to the roof terrace over the second and third floors.

**3.2** The ground floor commercial space is to be refurbished and provided with a WC. The commercial and residential spaces will be entirely separated.

**3.3** The first floor rear entrance is to be replaced with new window, (colour white) and with associated brick work to match existing.

**3.4** The debilitated railings around the first floor roof terrace is to be replaced with a modern equivalent and a 1.8m tall privacy screen to the boundary of 112 Camden Road.

**3.5** The fire escape stairs to the rear are to be removed.

**3.6** 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 a sympathetic design to that of the site and the Camden Broadway Conservation Area.

**3.7** Cycle storage to accommodate x4 bicycles is to be provided to the rear of the property.

## **04 ACCESS**

**4.1** The front entrance to the site is on Camden Road. The commercial space has its own front entrance door and adjacent is the entrance door of the corridor leading to the flats above.

**4.2** As previously mentioned, the access corridor leading to the flats is not separated from the commercial space. It is proposed to separate them and bring the stairs forwards, closer to the front of the building.

**4.3** Currently there is no disabled access to the flats. Due consideration has been given to the provision of a lift serving the new flats however, site constraints dictate that it is not possible to provide one.

**4.4** The commercial space has ramped access to the rear of the building via a path leading off Randolph Street.

## **05 SUSTAINABILITY**

**5.1** The opportunity will be taken to improve 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 glazed timber windows.
- Led lighting.
- Thermal lining to the interior of the external walls.
- Energy efficient gas fired boilers.
- Upgrade to existing roof insulation.

## **06 CONCLUSION**

Currently, the building is not in a marketable condition and requires significant modernisation. The proposal is designed to rationalise its internal layout, to provide two quality flats over first, second and third floors with a refurbished commercial space to the ground floor.

The proposal seeks 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).