

23.05.2024



Design & Access Statement For:

A Full Planning Application for the creation of a new dedicated entrance to the upper floor commercial spaces along Kentish Town Road and associated internal alterations to the existing properties at:

273-275 Kentish Town Road, London, NW5 2LP

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1. Introduction

This Design and Access Statement is in support of a Full Planning Application for the creation of a new dedicated entrance and internal hallway to the upper floor commercial units along Kentish Town Road and associated internal alterations to the existing property at 273-275 Kentish Town Road, London, NW5 2LP.

The current proposal is based on a thorough investigation of the site, considering aspects like overall site conditions, location, prevalent and desired uses in the area, improvement of the existing premises and transport links. It presents our design intentions and proposal with regard to enhancing the character of the existing street scene along Kentish Town Road's High Street. This proposal is in accordance with the relevant Local Development Framework, the relevant Core Strategy Policies and Supplementary Planning Guidance documents.

2. Site Description & Use

The proposal relates to the site located at 273-275 Kentish Town Road and adjacent to Old Dairy Mews.

The existing property is a three-storey building (plus part basement) with commercial use at ground and basement level and ancillary vacant commercial/office spaces at first and second floor accessed by a staircase located within the commercial unit. There is a residential unit on the remaining part of the first and second floors accessed via a separate staircase which has its entrance on Old Dairy Mews. Access to the commercial unit is at ground level on Kentish Town Road.

The existing building is located on Kentish Town Road high street which has been identified by Camden Council as a Town Centre. The buildings adjacent are of a similar bulk and size but vary in age and style. The surrounding buildings follow the same pattern of commercial/retail units on ground floor with residential dwellings on the upper floors over 2 or 3 storeys.

To the rear of the building is a mews development accessed from Kentish Town Road via Old Dairy Mews. The dwelling house directly behind the site at No.1 Old Dairy Mews is part of a three-storey high terrace and has a top floor balcony facing the mews as part of its private amenity as well as a rear garden. The rear façade of 273-275 Kentish Town Road faces onto the flank wall of No.1 Old Dairy Mews.

The site is in very close proximity to Kentish Town Underground station, and is also well served by local buses, with an excellent PTAL rating of 6a.

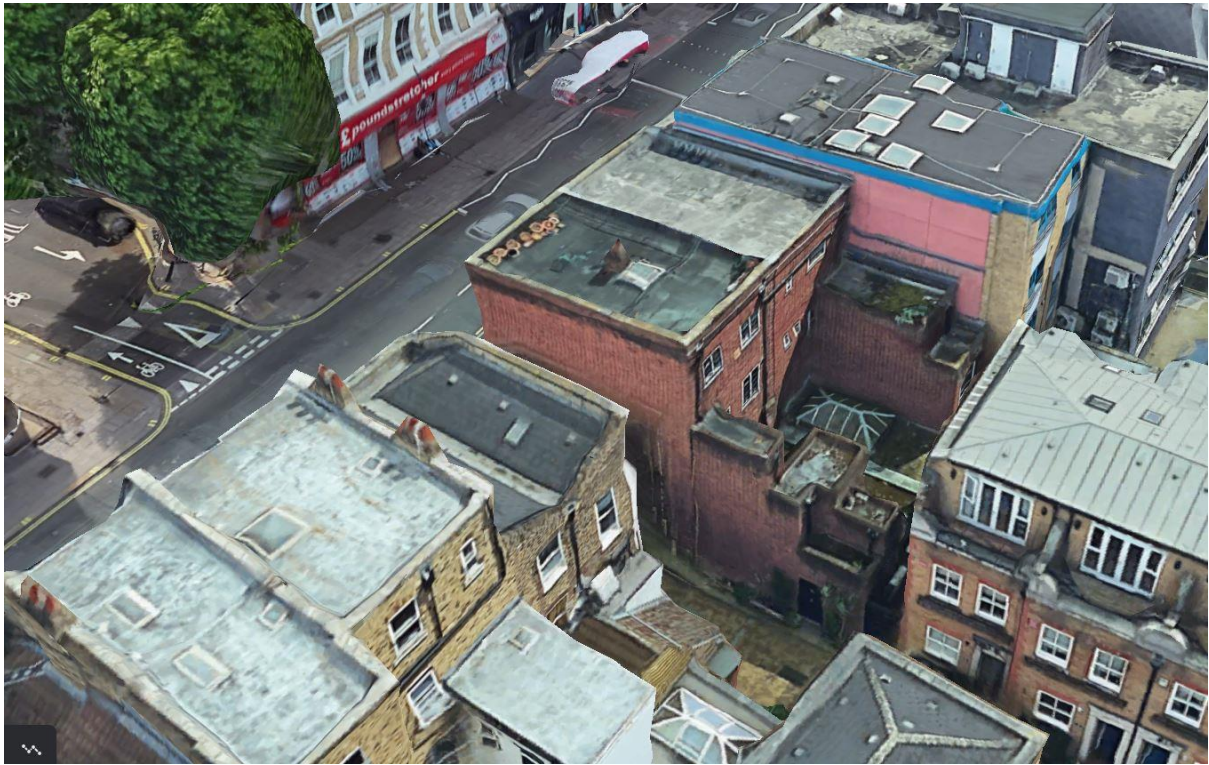


Figure 1: Aerial view of existing site



Figure 2: Aerial view of existing site

Existing Use

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The existing site currently accommodates a vacant commercial/office unit (Use Class E) over existing ground and basement levels, accessible via Kentish Town Road, with associated vacant spaces at first and second floors accessed by a stair within the commercial unit. The part basement is also accessed via the commercial unit and is also served by a lift from ground floor to basement level. There is a residential unit over approximately half of the first and second floor levels. The residential unit is accessed via a separate staircase which is entered from Old Dairy Mews.

The existing residential unit is a 1-to-2-bedroom unit of approximately 95m² over first and second floors with its own internal access stair. It does not have any external amenity space.

Due to the layout and the current condition of the existing commercial premises and the outdated access provisions, these spaces have remained vacant and are in need of a dedicated and secured access along Kentish Town Road.

3. Local Area Analysis

The existing site located on Kentish Town Road is indicated on Camden Council's policy map as being part of a Town Centre (the area within the blue line as indicated on the map below).

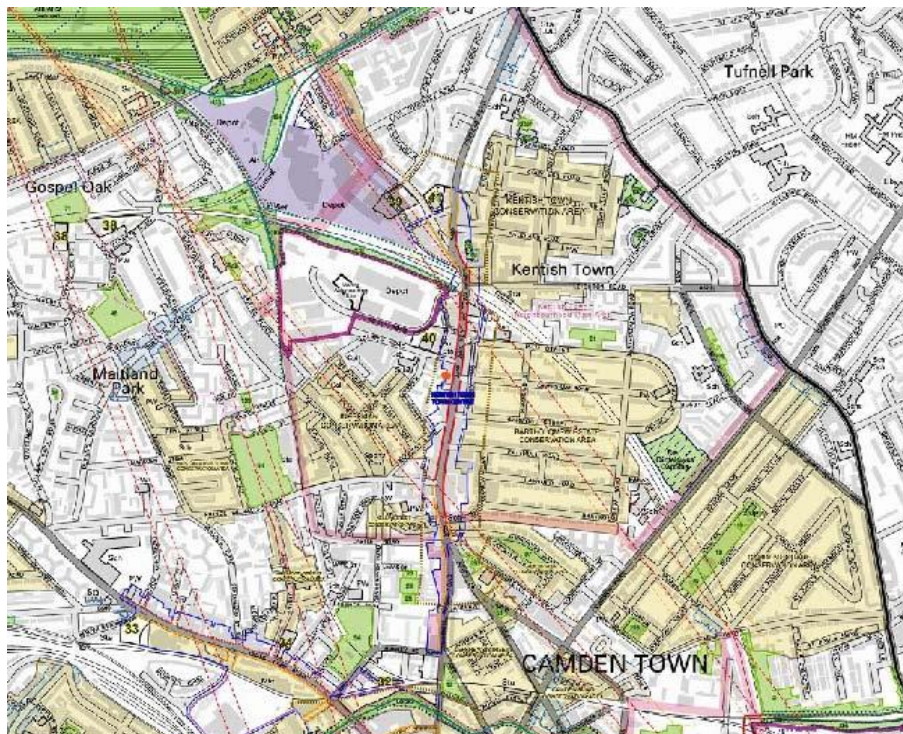


Figure 3: Camden Policy Map

The existing site on Kentish Town Road is not indicated as being within a Conservation area and is not a

Listed Building (please refer to map below. The Conservation Area is indicated in orange).



Figure 4: Conservation Areas (in orange) map

The existing site on Kentish Town Road is subject to 'Article 4 Directions' by Camden Council (please see extracts below).

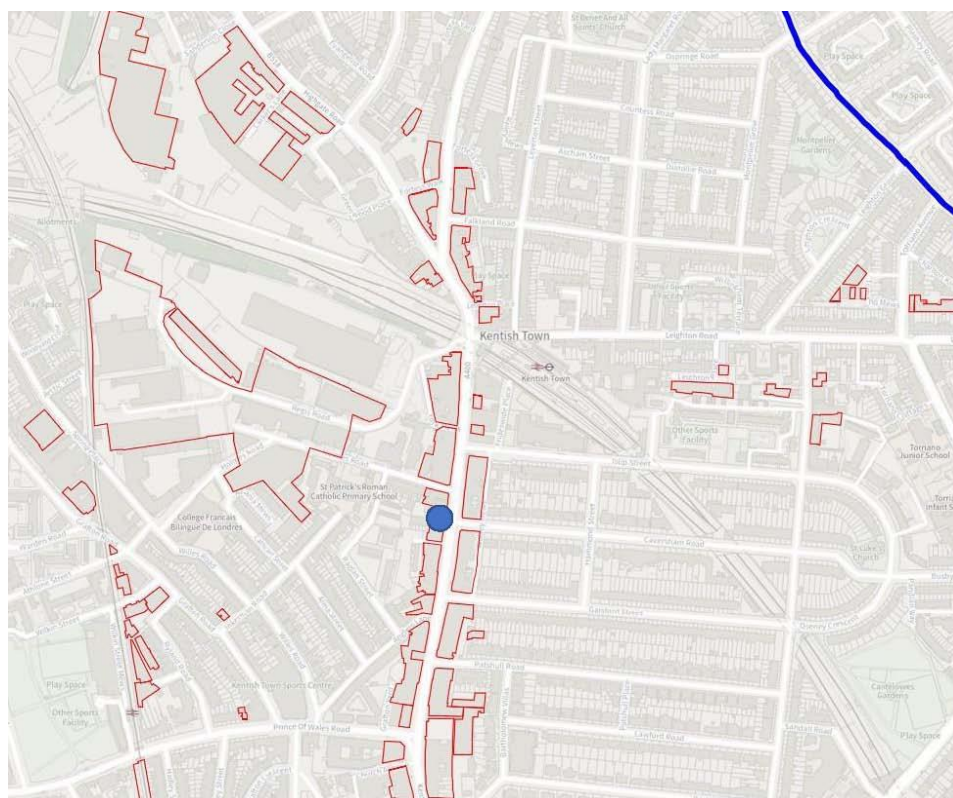


Figure 5: Article 4 Map

4. Proposal

The proposed scheme is for the creation of a new dedicated entrance and internal hallway to the upper floor commercial spaces along Kentish Town Road and associated internal alterations, while retaining the commercial unit at ground level facing Kentish Town Road.

The scheme will utilise the existing internal stair access to the ancillary commercial spaces and will provide a new shopfront/entrance along Kentish Town Road. This new dedicated access will be served by a new entrance hallway lobby leading to the existing first and second floor levels.

Other works associated in the proposed scheme include the associated internal layout alterations to create a dedicated access route to the upper levels in-line with Building Regulations requirements.

This proposal has been well considered and we believe it is not detrimental to the street scene or over development of the site. The scheme is sensitive and mindful to take into account all aspects of the area such as site context and characteristics, mix uses to be discreet and keep the quality that makes the area special.

5. Amount

The surrounding buildings consist of 3-4-storey properties with the majority of them, featuring 1,2 and 3 bedroom apartments at upper floor levels with roof extensions/dormers to the rear and balconies over first and second floor levels. As evident along the streetscene; numerous properties within the vicinity feature dedicated entrances to the upper floor spaces along Kentish Town road.



Figure 6: Dedicated entrance to the upper floor levels to no. 269 Kentish Town Road.

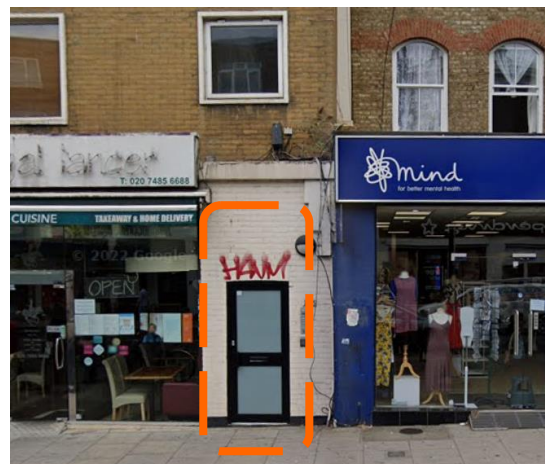


Figure 7: Dedicated entrance to the upper floor levels to no. 255 Kentish Town Road.



Figure 8: Dedicated entrances to the upper floor levels to nos. 243 & 245 Kentish Town Road.

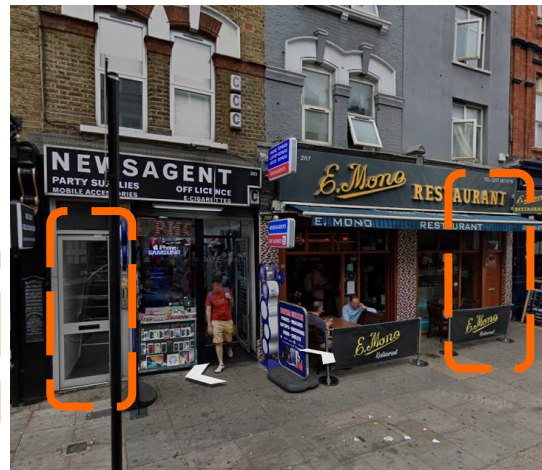


Figure 9: Dedicated entrances to the upper floor levels to nos. 283 & 2285-587 Kentish Town Road.

6. Layout

The new entrance will lead to a newly formed internal access hallway and lobby to be fully compartmented from the ground floor commercial unit in accordance with the Building Regulations Part B Fire Precautions Act 1971. Access to the commercial/office units above will be retained via the existing stair core with no changes proposed to the upper floor levels.

7. Scale & Appearance

As demonstrated in section 5; numerous properties within the vicinity feature dedicated entrances to the upper floor spaces along Kentish Town Road. The new dedicated external access door has been designed to match the character of the existing ground floor commercial shopfront which will largely be retained as existing to serve the ground floor commercial unit.

This would create a cohesive front façade design. No other alterations are proposed to the front façade, in particular the shop front. Subsequently the proposal will remain sympathetic to the character and appearance of the existing and surrounding buildings and will be of no impact to the site, as a number of surrounding properties feature similar additions with no adverse impact as previously demonstrated.

8. Access

The property is located within close proximity to local amenities and is served well by public transport through nearby bus routes and underground stations. The site is in close proximity to Kentish Town Underground station, and is also well served by local buses (the site has a PTAL rating of 6a).

Access to the upper floor commercial spaces is proposed via a secured and dedicated new door along Kentish Town Road with a new internal access lobby/hallway connecting the new access to the existing staircore leading to the upper levels.

9. Refuse and Recycling

The existing refuse/recycling collection for the commercial spaces will be maintained as existing along Kentish Town Road and collected by the local authority's waste management division in line and as per the neighbouring properties on Kentish Town Road and Old Dairy Mews.

10. Summary

The proposed design has been well considered with the proposed alterations and improvements in accordance with the existing building and the character of the surrounding area in terms of the scale, proportion, fenestration pattern and style, and the types of materials used.

We consider this proposal to be suitable in relationship to its neighbouring properties and not detrimental to the street scene or over development of the site.

We trust the planning policies relevant to this proposal have been addressed and the application is in satisfactory order for you to support this proposal for approval.