

**DESIGN AND ACCESS STATEMENT**

# **METRO HOUSE, 36 ARLINGTON ROAD**

**KAS Architects**

**May 2024**

# Contents

## 1 Introduction & Background

- 1.1 Introduction
- 1.2 Site & Surroundings

## 2 Proposal

- 2.1 Drawings before and after edge protection installation
- 2.2 Specification of edge protection
- 2.3 Access & Amenity
- 2.4 Design Team

# 1

## Introduction & Background

Introduction  
Site and Surrounding

# Introduction

## 1.1 Introduction

This document has been prepared on behalf of our client Metro Freehold Ltd. This document is intended to support a retrospective planning application for the installation of freestanding edge protection on the roof of Metro House, 36 Arlington Road.

The existing building is 4-storeys with commercial/office on the ground floor and residential flats above. The building is located at the corner intersection between Arlington Road and Carlow Street.

This document will describe the design considerations of the proposal.



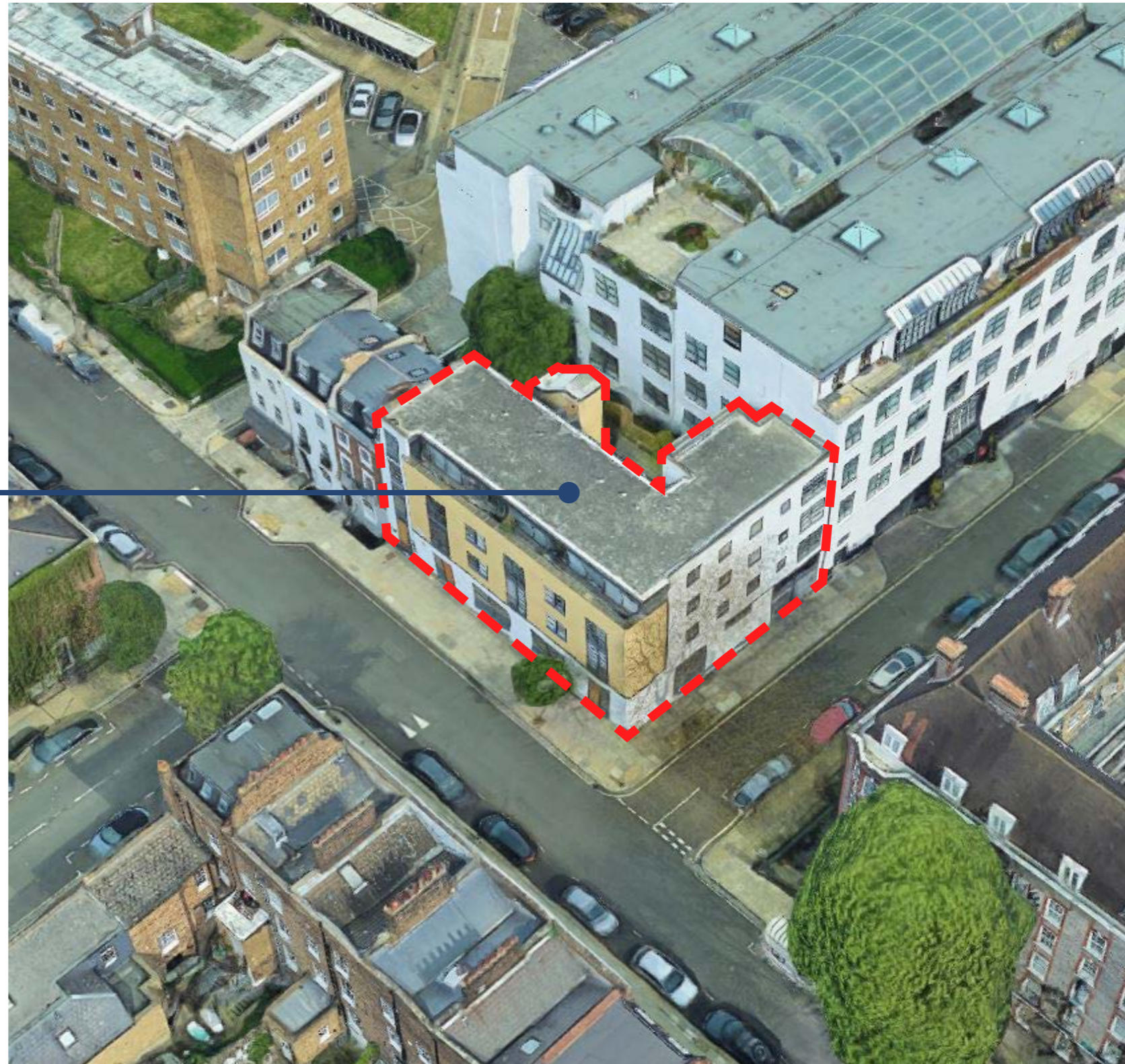
36 Arlington Road as seen from Arlington Road

## 1.2 Site and surroundings

The property is situated on 36 Arlington Road. The building is within the Camden Town Conservation area, but it is not listed or locally listed of any merit. The building gained planning consent in 1994 (9401449). Subsequently another application was submitted in 1995 (9501222) to revise the consented elevations.

The existing building is externally clad in render with dark grey windows and door frames.

Flat roof area requires provision for safe access during maintenance/cleaning.



 Application site

# 2

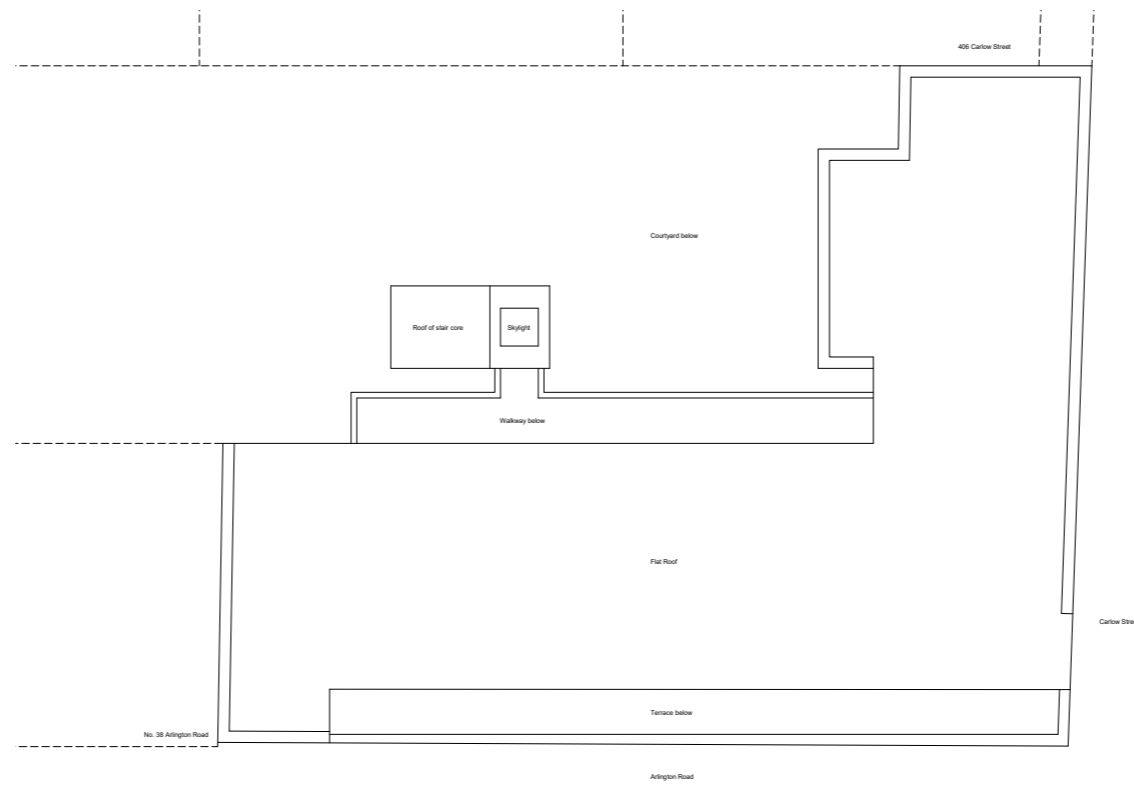
## PROPOSAL

Drawings before and after edge protection installation  
Specification of Edge Protection  
Access and Amenity  
Design Team

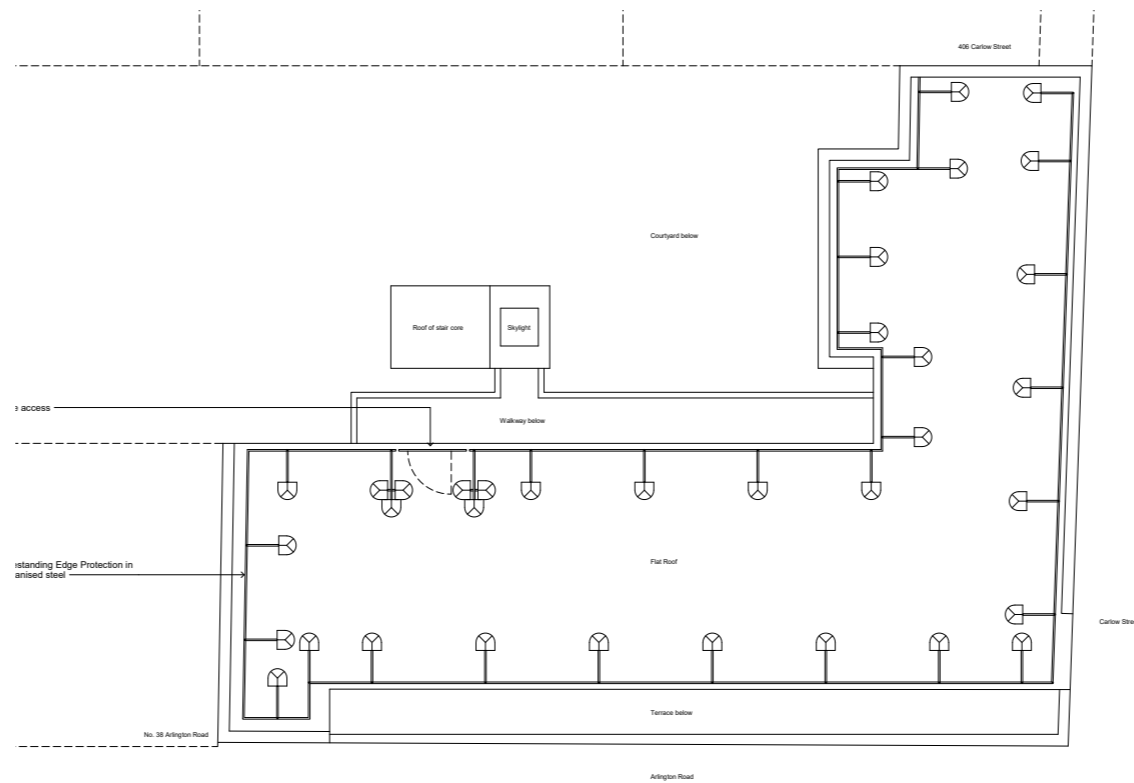
# Proposal

## 2.1 Drawings before and after edge protection installation

The edge protection has been installed for the purposes of accessing and maintaining the roof safely. The edge protection is set back from the edge of the roof in order to minimise their view from street level. The material used is galvanised steel. The edge protection will also be installed using a fold down mechanism, whereby the system will be folded down onto the roof when not in use in order to minimise its view from street level.

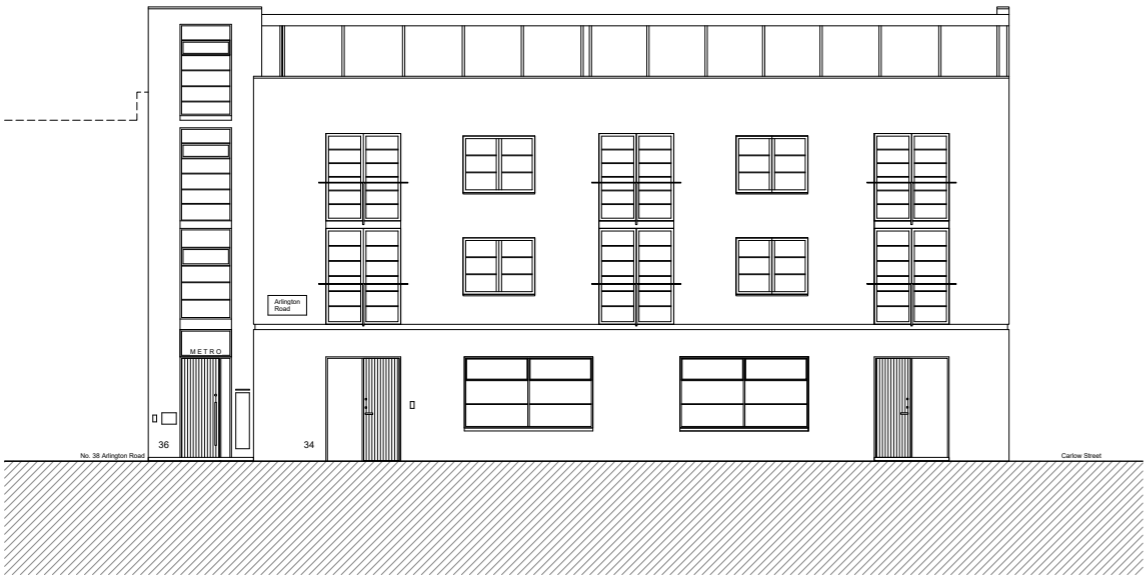


Roof plan before edge protection installation

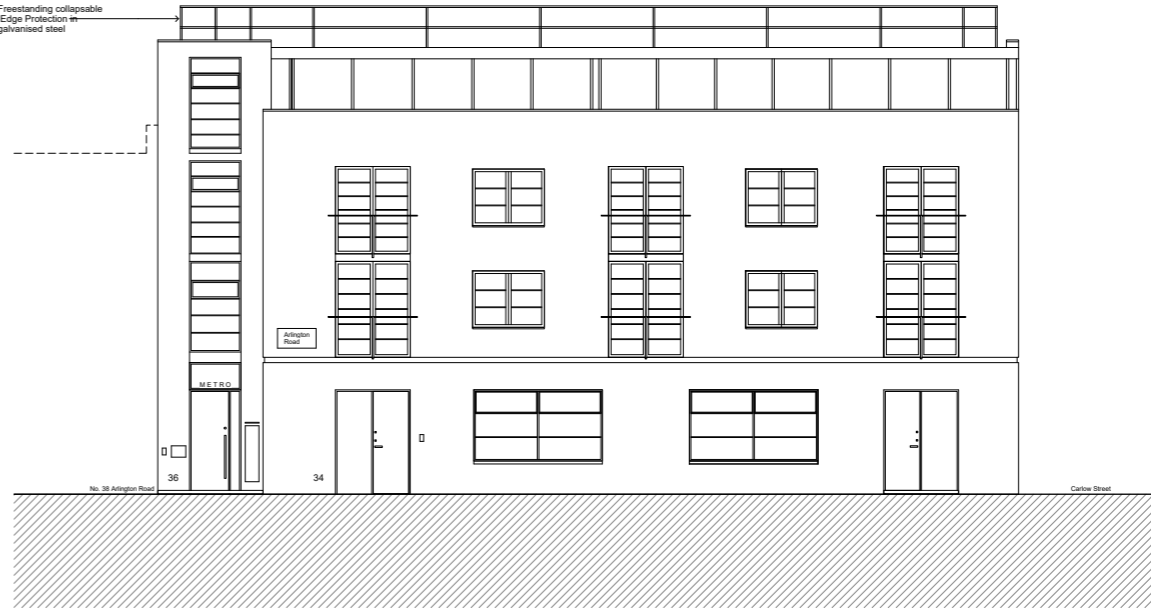


Roof plan with edge protection installation able to be folded down onto roof when not in use

Arlington Road Elevation (West)



Before edge protection installation



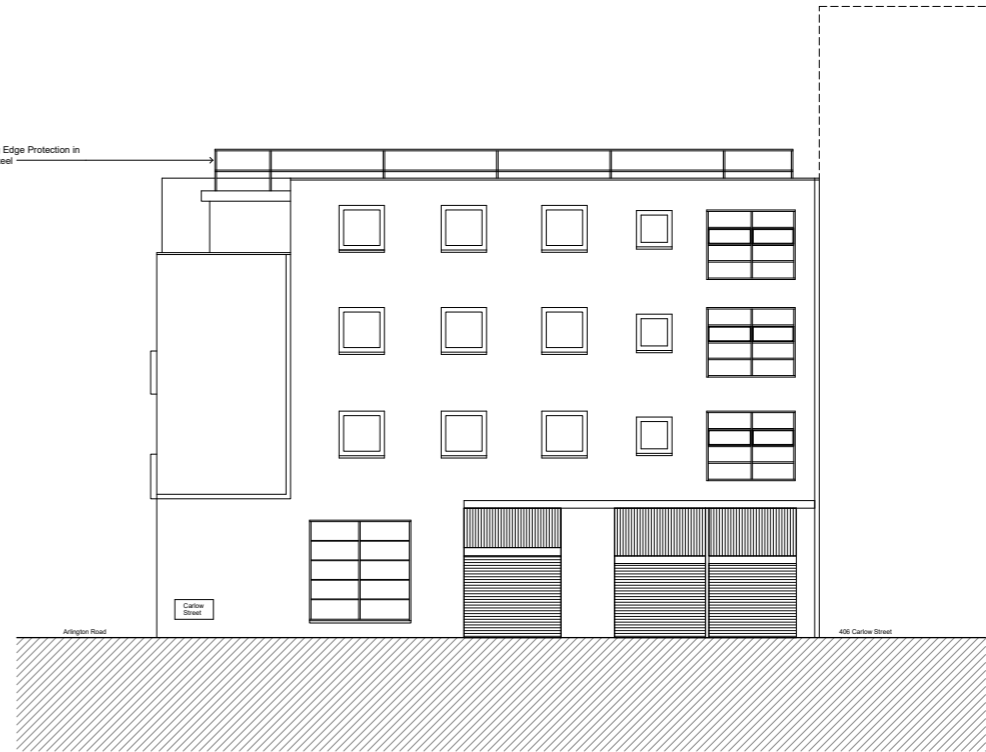
With edge protection installation



Carlow Street Elevation (South)



Before edge protection installation



With edge protection installation

## 2.2 Specification of Edge Protection

A KeeGuard edge protection system is specified in galvanised steel. The total height of the system from finish floor level is 1.1m when in use. Please refer to the specification attached to the application for more details.

## 2.3 Access & Amenity

With the installation of the edge protection, safe access for maintenance of the roof is now possible where previously it was not. The edge protection is installed around the perimeter of the roof with a gate access on the east elevation. The system will be folded down when not in use. Access to the roof is via a ladder from an external residential walkway.

## 2.4 Design Team

KAS is a London-based RIBA registered architecture and interiors studio. The practice is committed to the delivery of well-conceived and thoughtfully detailed architecture. Our projects cover all scales of development and building types, creating spaces to live, to work and learn.

The practice was founded in 2020 by Mirsad Krasniqi, who has over 10 years experience working on award winning residential, cultural and educational projects for world-leading practices such as Allies and Morrison, Hopkins Architects, John McAslan + Partners and Henley Halebrown Architects.

More information available on our website:

[www.kasarchitects.com](http://www.kasarchitects.com)

[info@kasarchitects.com](mailto:info@kasarchitects.com)

020 8057 4567

**KAS Architects**  
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