

Design Access Statement on behalf of:

Gaylord Investments Limited

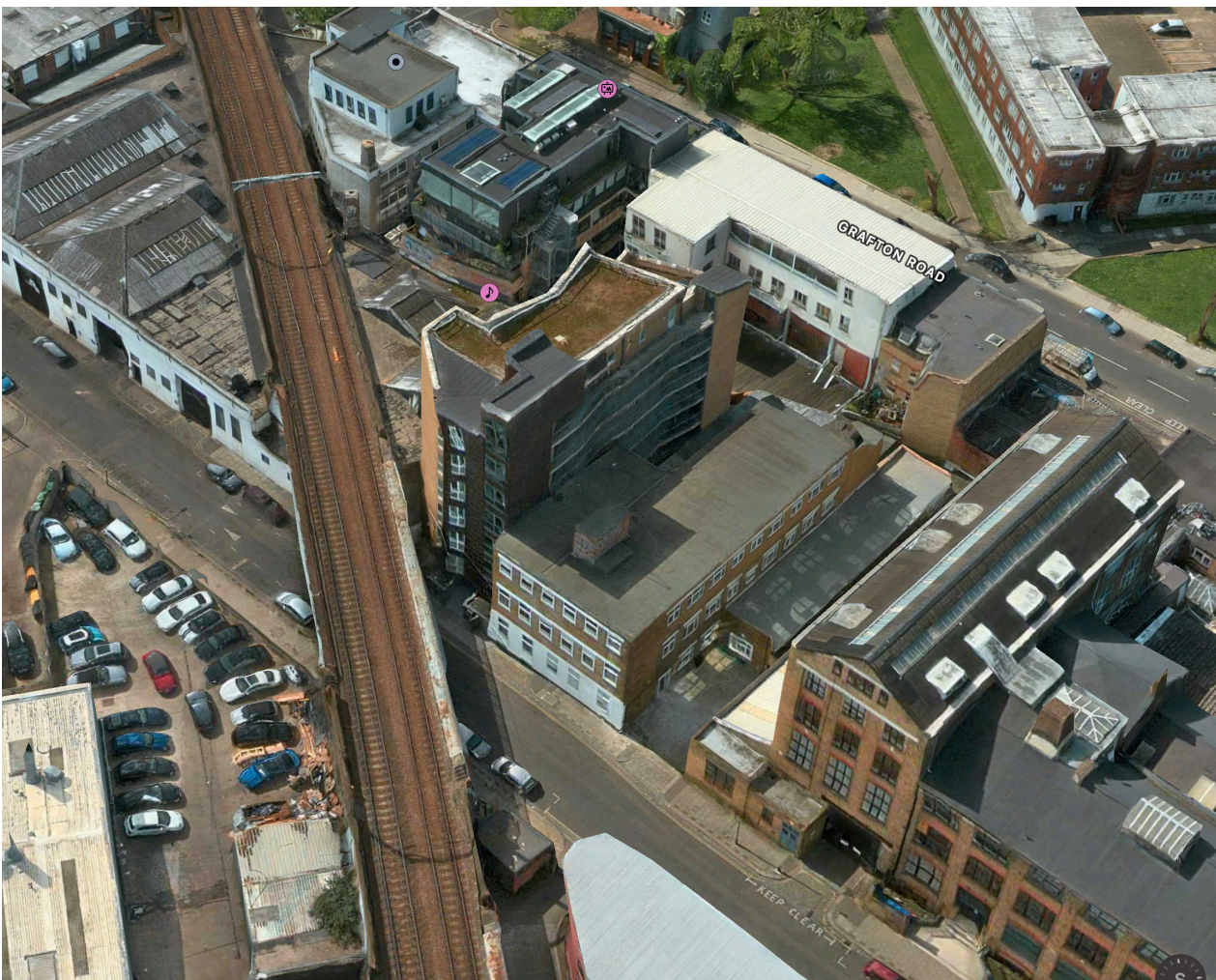
Dec 2024

Planning Submission

Address: 8-9 Spring Place, NW5 3ER

Application:

Change of Use of the existing property from office (Use Class E) to a hotel (Use Class C1) with additional plant at roof level.

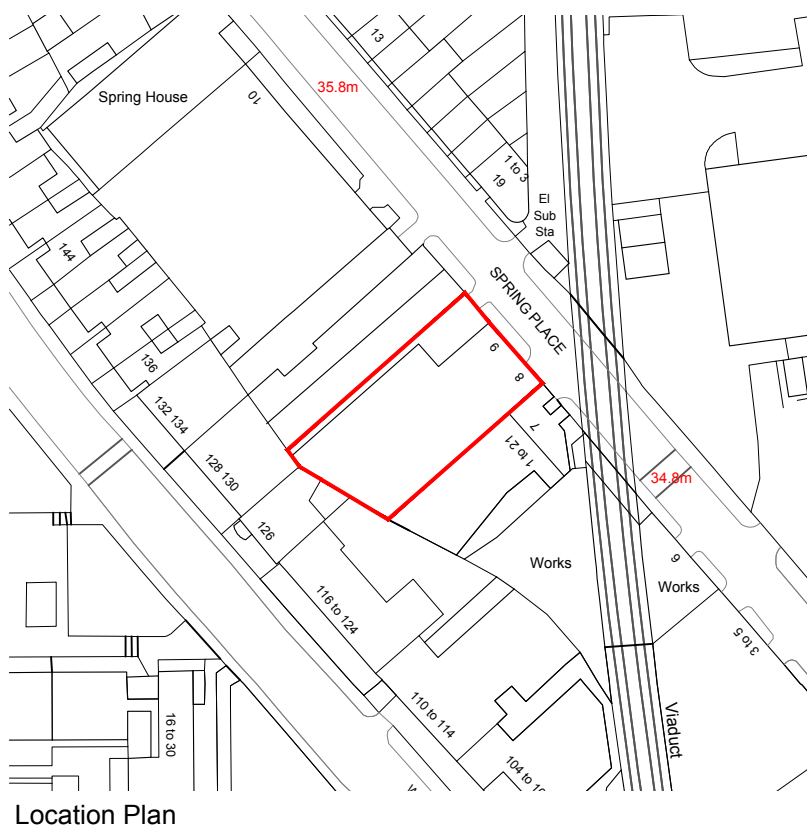


1.0 INTRODUCTION

This statement has been prepared in support of a planning application for the following application:

‘Change of Use of the existing property from office (Use Class E) to a hotel (Use Class C1) with additional plant at roof level.’

The Application Site is situated within the London Borough of Camden, comprising an area of approximately 730 sq. m. The Site is situated to the south west of Spring Place. A location plan showing the site in the context of the surrounding area is shown below.



2.0 SITE ANALYSIS

The properties on Spring Place and the adjacent streets have a variety of forms and materiality with traditional detailing and construction. There is a mix of traditional Victorian buildings together with modern residential developments.

The site is positioned such that it is sandwiched between a tall 5 story brick built building with a gabled tower feature to the north-west at no. 10 Spring Place (Spring House) currently used a multi-purpose agency primarily used as photographic studios for let. To the south-east is a new 7 storey residential development with a modern style and finish called Spring Place, completed in 2008 comprising 21 flats for rent for Community Housing Association.

There have been alterations carried out to the original building by way of extending the ground and first floor to the front, side and rear, as well as the addition of the second floor, with further extensions to the rear. These alterations were carried out in 1963 and 1982 respectively, with no other significant alterations made since.

The local vicinity is generally characterised by a cluster of light industrial or employment uses that straddles the raised viaduct of the London Overground route between Gospel Oak and Kentish Town West. To the rear of the site are some small commercial units and two storey dwellings. On the opposite side of Spring Place is a row of three storey terrace properties.

The building originally operated as a light industrial workshop and later as offices for many decades. The last known lawful use of the site was within the B1 Use Class and this was confirmed in 2013 when an existing lawful development certificate was approved (ref. 2013/6494/P).

The Site is not located within a conservation area.

Permit holder parking is provided on street.

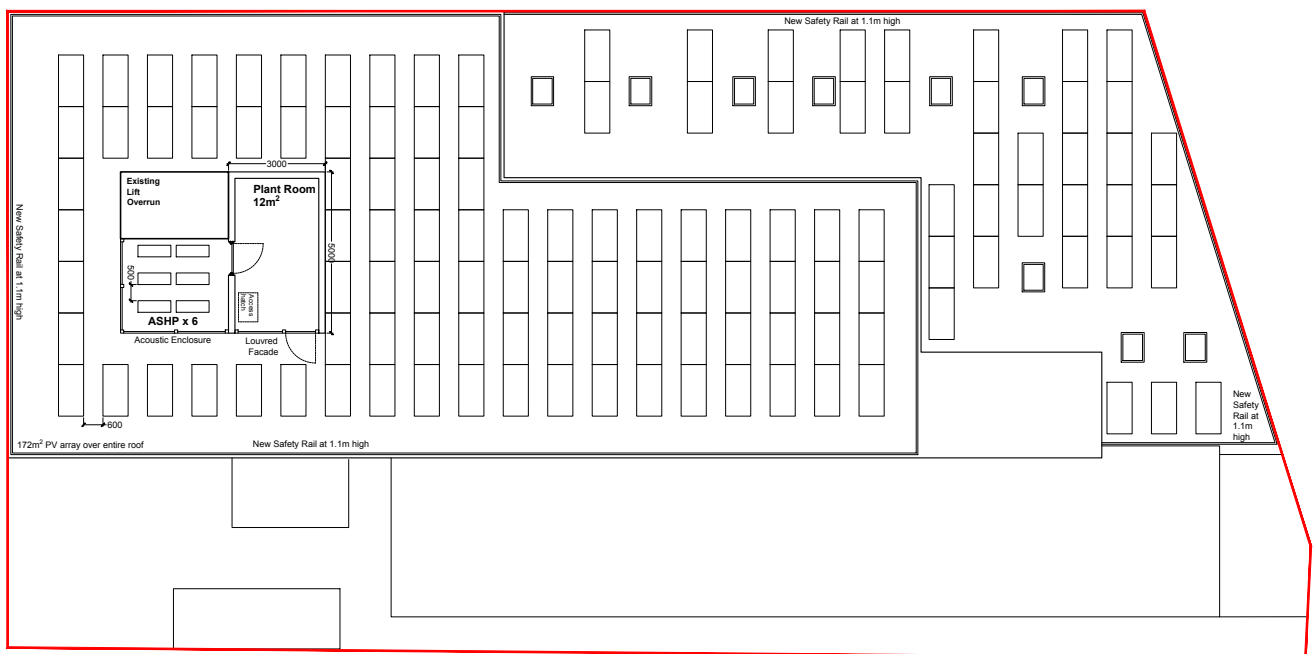
The Site has a PTAL rating of 5 :

- Kentish Town West station approximately 360m away
- There are also multiple bus routes close to the application site.

3.0 CHARACTER & APPEARANCE

The proposal is designed so as not to adversely affect the appearance or character of the building. The main external change will be the addition of new plant room & acoustic enclosure housing required plant for use of the building as a hotel. To meet the requirements for BREEAM, a photovoltaic array (175m²) has been added to the upper & lower roofs along with required guard rail allowing safe roof access. The addition of covered bike & refused storage is also proposed at ground floor, adjacent to the main entrance. All other modification to the building are internal. There will be minimal impact on the neighbouring properties, in accordance with all relevant policies.

See roof plan below for additional plant at roof level:



4.0 MATERIALS

The proposal adds a plant room & acoustic enclosure at the main roof level, this is to allow for additional plant required for the hotel scheme. 175m² of photovoltaic panels are proposed to the main & lower south-east facing roof, to allow the development to meet the required BREEAM rating. New railings will be added to the roof to provide safe access for maintenance of plant & PV.



Photovoltaic panels to be roof mounted.



New railings at roof level to allow safe access to roof level - black painted steel.



Acoustic enclosure / louvered facade housing:

- New ASHPs
- Additional plant required

Powder coated aluminium dark grey.

5.0 DESIGN & AMENITY

The reconfiguration of this internal layout does not harm the amenities of the neighbouring properties.

Given the above, the proposal is well conceived, not have a harmful impact on the character and appearance of the property, and would not be detrimental to the amenities of neighbouring occupiers.

6.0 PLANNING CONSIDERATIONS

Other than required upgrades to meet BREEAM, the proposal creates a minimal impact on the existing building and surrounding buildings.

7.0 ACCESSIBILITY

Existing access arrangements remain unchanged.

Clear, colour-contrasting, legible and appropriate signage will be designed to suit all users. Careful use of colour and tone will be applied throughout the development.

8.0 REFERENCE PHOTOS



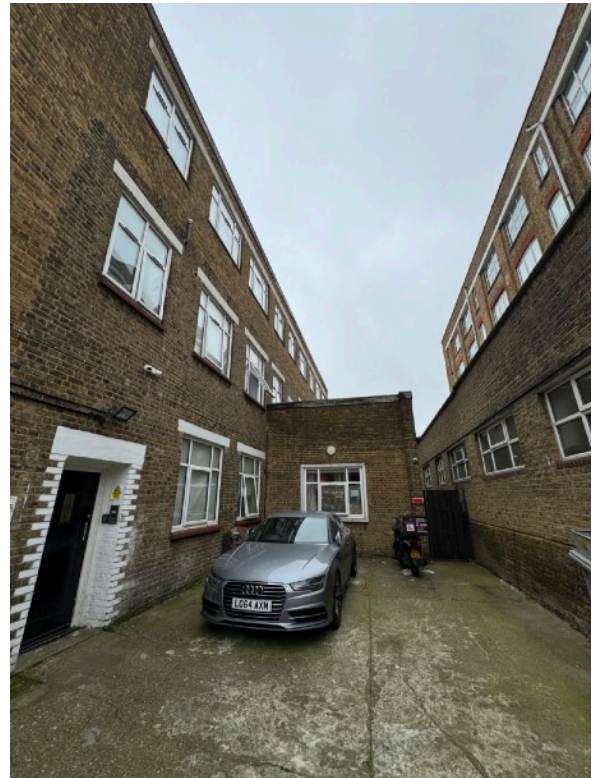
1.



2.



3.



4.



5.

1. Front Elevation
2. Site access gate
3. Existing refuse provision.
4. Forecourt
5. Side passageway