DESIGN AND ACCESS STATEMENT

PLANNING APPLICATION FOR: INSTALLATION OF EXTERNAL FIRE ESCAPE STAIRCASE AT 138 BAYHAM STREET, LONDON NW1 0BA

GoldenSword Design LTD

Prepared for: Mr Abdul

Prepared by: GoldenSword Design LTD

DOCUMENT CONTROL

Document Title: Design and Access Statement

Project Address: 138 Bayham Street, London NW1 0BA

Client: Mr Abdul

Date: December 19, 2024

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COMPANY INFORMATION

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- The Institution of Structural Engineers (IStructE): 072017575
- Institute of Civil Engineers (ICE): 93510653
- Royal Town Planning Institute (RTPI): 135595
- Chartered Association of Building Engineers (CABE): 78243210
- Chartered Institution of Building Services Engineers (CIBSE): 071708
- Arboricultural Association (AA): AS10227
- The Institute of Environmental Management and Assessment (IEMA): 108486
- Construction Skills Certification Scheme (CSCS): 1326783

EXECUTIVE SUMMARY

This Design and Access Statement supports a planning application for the installation of an external fire escape staircase at 138 Bayham Street, London NW1 0BA. The proposed development comprises a new emergency escape route from the basement level to ground level, positioned on the front elevation of the property.

The proposal has been carefully designed to:

- Provide safe emergency egress from the basement level
- Minimize visual impact on the street scene
- Respect the character of the Camden Town Conservation Area
- Follow established local precedent (No. 40 Bayham Street)
- Comply with all relevant building regulations and fire safety standards

1. INTRODUCTION

1.1 Purpose of Document

This Design and Access Statement has been prepared to support a planning application for the installation of an external fire escape staircase at 138 Bayham Street. The statement demonstrates how the proposed development responds to its context and complies with relevant planning policies while providing essential safety improvements.

1.2 Project Overview

The application seeks permission for:

- Installation of a new external fire escape staircase
- Location: Front elevation of property
- Access: From basement level to ground level
- Construction: Powder-coated steel structure
- Design: Minimalist approach to reduce visual impact

1.3 Document Structure

This statement is structured to address:

- Site context and analysis
- Planning policy framework
- Design development and rationale
- Access considerations
- Impact assessment
- Technical specifications
- Precedent studies

2. SITE DESCRIPTION AND CONTEXT

2.1 Site Location

The application site is located at: 138 Bayham Street London NW1 0BA

Key location characteristics:

- Within Camden Town Conservation Area
- Approximately 300m from Camden Town Underground Station
- The primary retail area is within 5-minute walking distance
- Residential street with mixed-period properties

2.2 Existing Building

Building Configuration:

- Basement level: Currently used as residential
- Ground floor: residential
- First floor: residential
- Second floor: residential

Construction:

- Period property (circa 1850s)
- Traditional London stock brick construction
- Timber sash windows
- Slate roof
- Rendered decorative features

Current Access Arrangements:

- Main entrance via front door at ground level
- The internal staircase connecting all floors
- No existing external escape route from the basement

2.3 Immediate Context

Neighbouring Properties:

- No. 136 (South): Similar period property
- No. 140 (North): Similar period property with commercial ground floor
- No. 40 (Opposite): Precedent property with similar fire escape installation

Street Character:

- Predominantly residential
- Consistent building line
- The regular rhythm of Victorian facades
- Traditional materials palette
- Mixed residential and commercial uses

3. PLANNING POLICY FRAMEWORK

3.1 National Planning Policy Framework (2021)

Relevant Sections: Section 8: Promoting healthy and safe communities

- Paragraph 92: Promoting public safety
- Paragraph 95: Security and emergency access

Section 12: Achieving well-designed places

- Paragraph 130: Good design criteria
- Paragraph 134: Development Quality

Section 16: Conserving and enhancing the historic environment

- Paragraph 197: Heritage asset consideration
- Paragraph 202: Impact assessment

3.2 London Plan (2021)

Policy D3: Optimising site capacity through a design-led approach

- Form and layout optimization
- Quality and character
- Public realm consideration

Policy D12: Fire safety

- B1: Emergency escape routes
- B2: Access for fire service personnel
- B5: Safety measures

Policy HC1: Heritage conservation and growth

- C: Conservation area considerations
- D: Development proposals

3.3 Camden Local Plan 2017-2031

Policy D1: Design

- High-quality design requirement
- Context consideration
- Material quality

Policy D2: Heritage

- Conservation area protection
- Historic building consideration
- Design quality in historic contexts

Policy CC3: Public Safety

- Emergency access requirements
- Safety measure integration
- Risk mitigation

4. PROPOSED DEVELOPMENT

4.1 Development Description

The proposal comprises:

- New external fire escape staircase
- Steel construction
- Powder-coated finish in dark grey (RAL 7016)
- Anti-slip treads
- Continuous handrails
- Emergency lighting
- Clear signage

4.2 Technical Specifications

Dimensions:

- Overall width: 1200mm
- Clear width: 1000mm
- Tread depth: 250mm
- Riser height: 170mm
- Landing size: 1200mm x 1200mm
- Total rise: 2800mm (basement to ground)

Materials:

- Main structure: Hot-dip galvanized steel
- Treads: Galvanized steel with anti-slip nosings
- Handrails: Powder-coated steel tubes (ϕ50mm)
- Fixings: Stainless steel anchor bolts
- Finish: Powder coating RAL 7016 (Anthracite Grey)

Safety Features:

- Anti-slip tread surfaces
- Double handrails (both sides)
- Emergency lighting
- Reflective nosings
- Clear signage
- Self-closing fire door at basement level

4.3 Construction Method

Installation Process:

1. Site preparation and setting out
2. Foundation works
3. Main structure installation
4. Tread and handrail fitting
5. Surface finishing
6. Safety feature installation
7. Testing and certification

Quality Control:

- Regular inspections during installation
- Structural engineer sign-off
- Fire safety officer approval
- Building control inspection
- Final certification

5. DESIGN APPROACH

5.1 Design Evolution

The design has been developed through:

- Site analysis and context study
- Consultation with structural engineers
- Fire safety officer input
- Local precedent study
- Conservation officer guidance

5.2 Design Principles

Safety:

- Compliance with Building Regulations Approved Document B
- Clear escape route
- Appropriate width and configuration
- Suitable materials and construction

Visual Impact:

- Minimal structural elements
- Complementary materials
- Considered detailing
- Integration with the existing facade

Functionality:

- Easy maintenance access
- Durable construction
- Weather resistance

- Clear signage and lighting

5.3 Material Selection

Main Structure:

- Material: Galvanized steel
- Finish: Powder coating
- Colour: RAL 7016 (Anthracite Grey)
- Maintenance: Annual inspection and touch-up

Treads and Landings:

- Material: Galvanized steel mesh
- Surface: Anti-slip coating
- Edge: Yellow nosings for visibility
- Drainage: Integrated water drainage

Fixings and Connections:

- Type: Stainless steel bolts
- Grade: A4 marine grade
- Size: As per structural calculations
- Protection: Rubber gaskets and sealant

6. ACCESS CONSIDERATIONS

6.1 Emergency Egress

Route Planning:

- The direct path from the basement
- Clear of obstructions
- Visible from the public realm
- Well-lit at all times

Compliance:

- Building Regulations Approved Document B
- BS 9999:2017 requirements
- Fire service recommendations
- Local authority standards

6.2 User Experience

During Emergency:

- Clear directional signage
- Adequate lighting levels
- Non-slip surfaces
- Easy-to-use mechanism

Maintenance:

- Regular cleaning schedule
- Annual structural inspection
- Quarterly safety check
- Monthly lighting test

6.3 Inclusive Design

Considerations:

- Contrast nosings for visibility
- Tactile warnings at landings
- Clear headroom
- Adequate lighting

Safety Features:

- Double handrails
- Non-slip surfaces
- Clear signage
- Emergency lighting

7. PRECEDENT STUDY

7.1 No. 40 Bayham Street

Success Factors:

- Minimal visual impact
- Effective integration
- Positive safety record
- Low maintenance requirements

7.2 Other Local Examples

Similar Installations:

Common Features:

- Steel construction
- Dark finishes
- Minimal designs
- Front elevation location

8. IMPACT ASSESSMENT

8.1 Visual Impact

Street Scene:

- Minimal projection
- Complementary materials

- Considered detailing
- Integration with existing features

Conservation Area:

- Respect for historic character
- Reversible installation
- Appropriate scale
- Quality materials

8.2 Residential Amenity

Privacy:

- No overlooking issues
- Minimal usage (emergency only)
- No impact on neighbouring properties
- Maintained boundary conditions

Noise:

- Limited use scenario
- Anti-vibration measures
- Rubber gaskets at fixings
- Regular maintenance

8.3 Heritage Impact

Building Fabric:

- Minimal intervention
- Reversible fixings
- Protection of historic materials
- Careful installation method

Conservation Area:

- Preserved character
- Appropriate scale
- Quality materials
- Considered design

9. CONCLUSION

The proposed external fire escape staircase represents:

- Essential safety improvement
- Sensitive design approach
- Minimal visual impact
- Policy compliance
- Quality construction

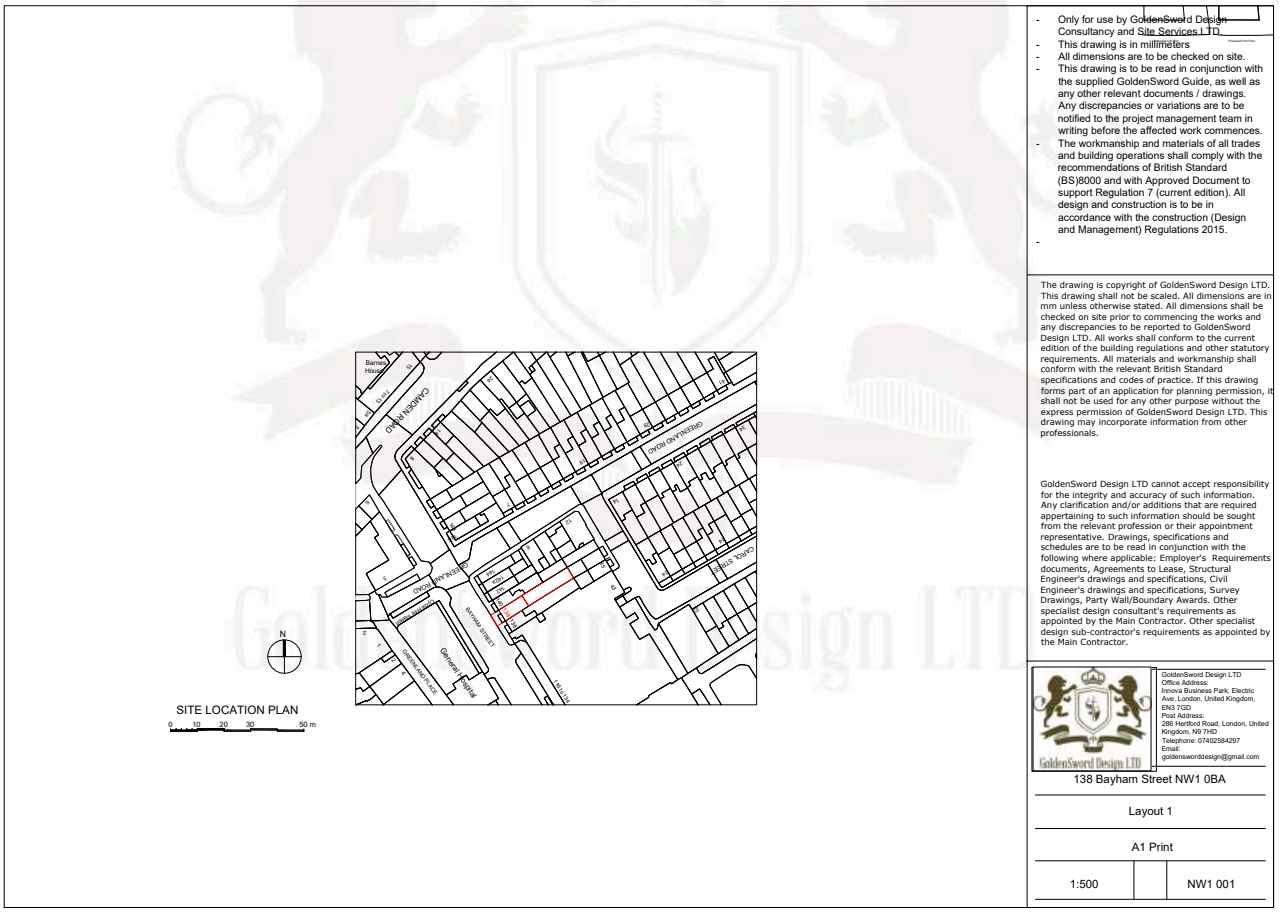
The development will:

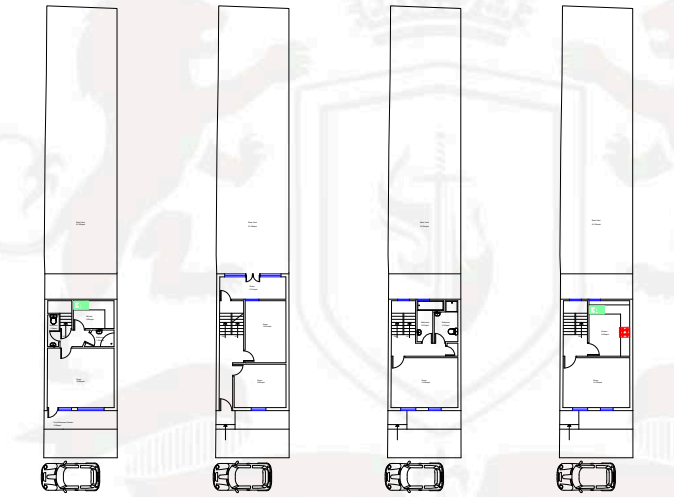
- Enhance building safety
- Respect local character
- Follow established precedent
- Maintain amenity
- Meet all regulations

10. APPENDICES

Appendix A: Drawings

- Location Plans
- Existing Plans
- Proposed Plans
- Existing Elevations
- Proposed Elevations





Existing Basement Floor Existing Ground Floor Existing First Floor Existing Second Floor

0 1m 2m 3m 4m 5m

- Only for use by GoldenSword Design Consultancy and Site Services LTD.
- This drawing is in millimeters
- All dimensions are to be checked on site.
- This drawing is to be read in conjunction with the supplied GoldenSword Guide, as well as any other relevant documents / drawings. Any discrepancies or variations are to be notified to the project management team in writing before the affected work commences.
- The workmanship and materials of all trades and building operations shall comply with the recommendations of British Standard (BS)8000 and with Approved Document to support Regulation 7 (current edition). All design and construction is to be in accordance with the construction (Design and Management) Regulations 2015.
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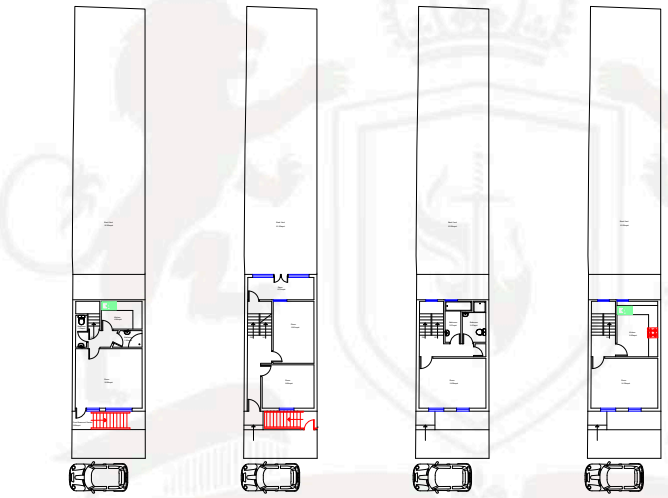
138 Bayham Street NW1 0BA

Layout 1

A1 Print

1:100		NW1 002



Proposed Basement Floor ProposedGround Floor Proposed First Floor Proposed Second Floor

0 1m 2m 3m 4m 5m

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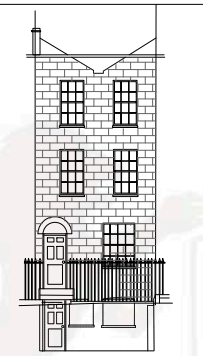
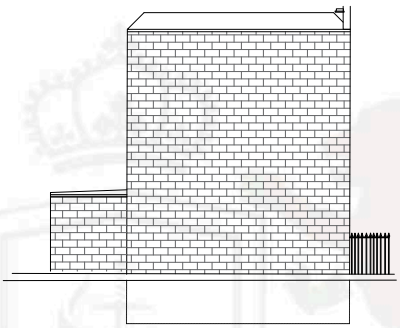
Layout 1

A1 Print

1:100		NW1 003

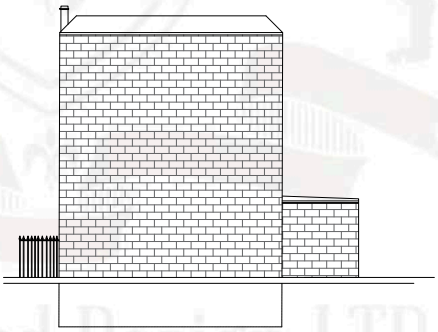


Existing Front



Existing Left

Existing Rear



Existing Right

0 1m 2m 3m 4m 5m

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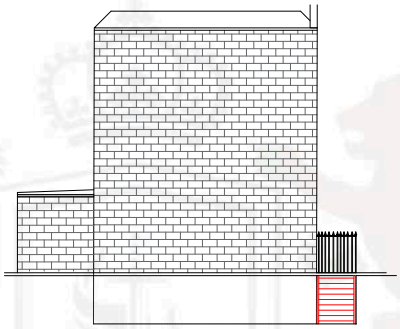
Layout 1

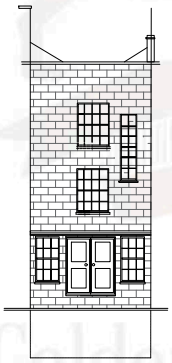
A1 Print

1:50		NW1 004

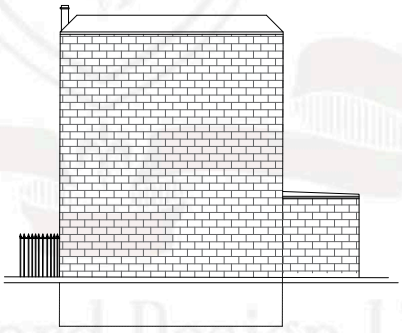
Proposed Front



Proposed Right



Proposed Rear



Proposed Left

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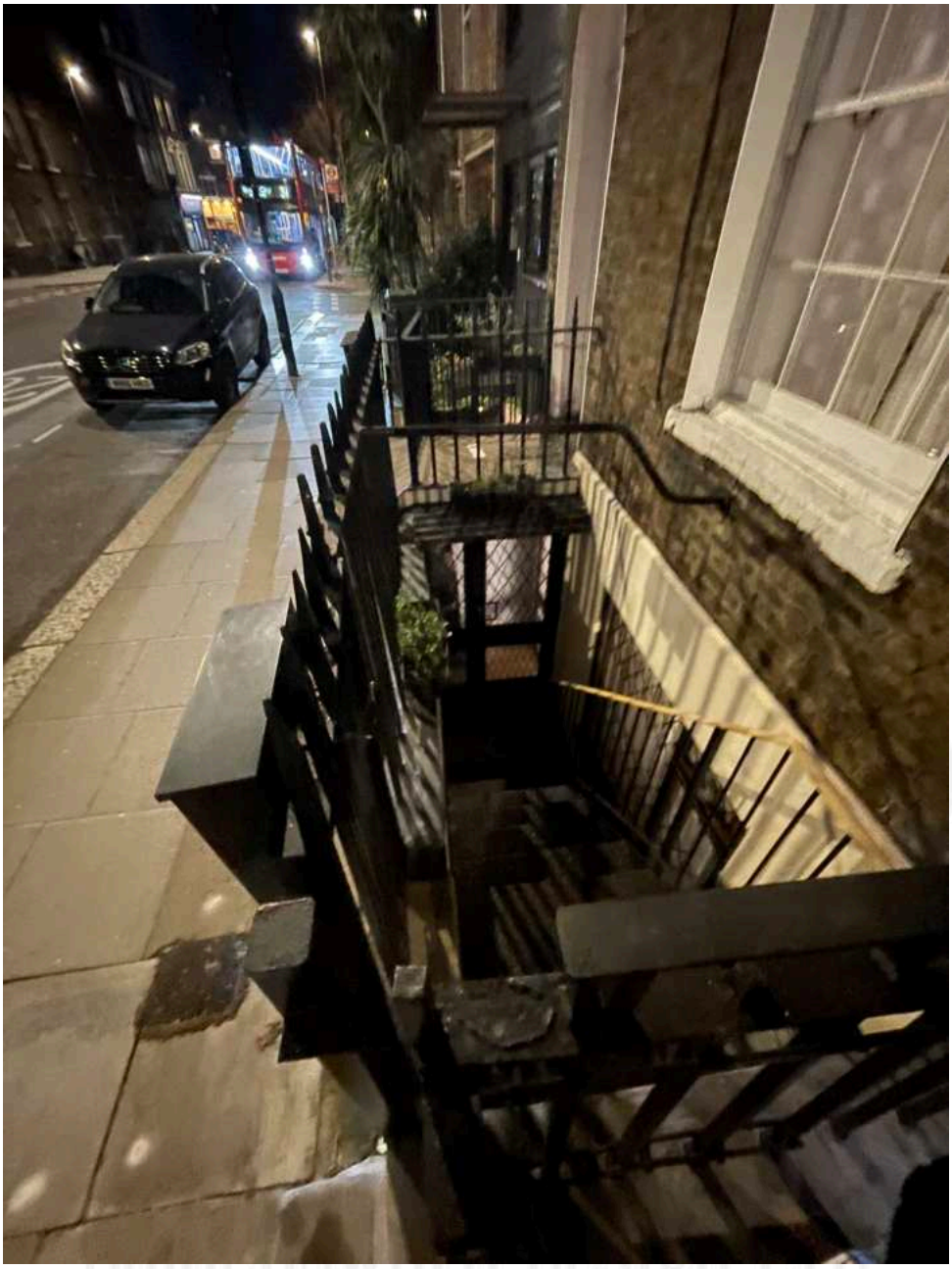
Layout 1

A1 Print

1:50 | NW1 005

Appendix B: Photographs

- Neighbour Staircase Picture



Feel free to have a discussion or contact us,

Thanks.

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