

**MIDDLEFIELD
CAMDEN,
NW8 6NE**

DESIGN AND ACCESS STATEMENT.

JANUARY 2025



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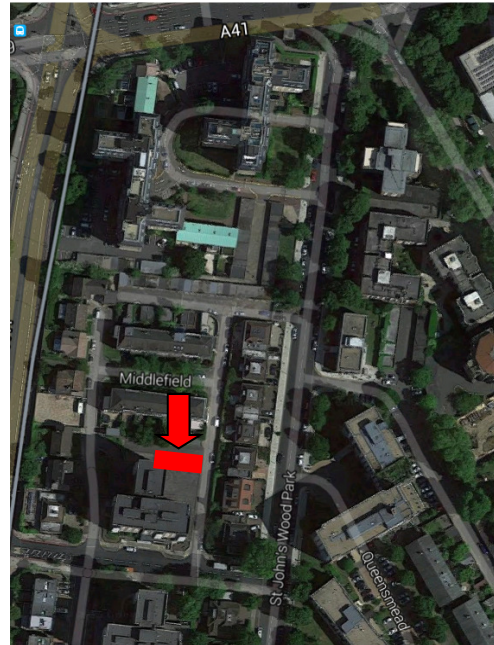
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1.0 Introduction

- 1.01 The subject that forms the focus of this Design and Access Statement (DAS) is the:
“Erection of 6 storage units.”

2.0 Context

- 2.01 The subject land is situated north and adjacent Blair Court. An aerial view right shows the position of the site in relation to Middlefield and St John’s Wood Park via Boundary Road. Below is an OS extract showing the location of the site at Easting 526697 and Northing 183924.



- 2.03 The town planning context informs the scheme thus:

- There is no previous planning permission granted in respect of the subject site.

- 2.04 In respect of the landscape context:

- There are no trees that will be impacted by the proposed development.

- 2.05 The built context shows:

- The existing site is vacant,

- Blair Court to the south is 12 storeys high,
- The Middlefield residential context is characterized by massings of two storeys/two storeys plus rooms in the roof.
- A facing brick finish predominates in the neighbourhood.

2.06 The Blair Court door marked A below is not a fire escape and remains fully operable under this proposal. The door marked B remains operable under this proposal. All ventilation grilles remain unobstructed and operable.



2.07 The Blair Court fire escapes, see picture below, are provided on the front of the building, totally unconnected to the subject site.



3.0 The Proposed Layout

- 3.01 The proposal seeks 6 storage units.
- 3.02 The ground floor is set at road level.
- 3.03 The ground floor provides a programme of 6 storage units.
- 3.04 The storage units are single storey.
- 3.05 Access is provided by lockable roller-shutter doors.

4.0 Use

- 4.01 The use proposed is residential storage units in lieu of the existing vacant use, which falls in line with the thrust of national and local policy. The aim is to prevent unregulated parking in concert with Camden's drive to go car free.

5.0 Amount

- 5.01 The amount of development proposed is felt acceptable by way of respecting the prevailing grain of development given the subject site's location.
- 5.02 The amount of proposed development levies no impact on the amenity of the neighbouring building insofar as views, and sun and daylighting are concerned.
- 5.03 The amount of development is sustainable.

6.0 Scale

- 6.01 The perceived scale of the proposal is framed by a single storey. The scale of the development has been designed to be no higher than the single storey parking garages it faces opposite.
- 6.02 The scale of the building is also commensurate with other storey massings that characterise Middlefield.

7.0 Appearance

- 7.01 The front, north elevation is an elegant composition in a multi facing brick that matches Blair Court. The composition is structured by the 6 openings to the storage units. The openings have articulation provided by a soldier brick arch and panelled doors. The single storey composition provides a step-down in scale from the large Blair Court down to road level.



FRONT ELEVATION

- 7.02 The flat roofed character of the building is very characteristic of the grain of development in the area, see below.



7.03 The other elevations are not punctured by any openings.

7.04 The appearance is intentionally aligned with the palate of materials found in the neighbourhood, but with sufficient individuality to stand as a composition in its own right.

8.0 Landscaping

8.01 92m² of green roof will be provided yielding a UGF score of 0.66.

9.0 Access

9.01 Middlefield, being in private ownership, affords the proposal the security of a cul-de-sac, providing an area to the north to access the storage units.

9.02 There is no parking associated with the proposal.

9.03 Access will be on grade with street level.

9.04 See the accompanying access assessment that shows fire tender access is entirely feasible.

9.05 No designated Blair Court parking spaces are usurped by the proposal.

10.0 Materials

10.01 Materials will match the existing palette of materials in the neighbourhood, employing multi facings to match that used at Blair Court, stone dressings and decorative metalwork.

11.0 Sustainability

- 11.01 The proposed design seeks to minimise the ecological impact of the development. The footprint sits entirely over a tarmac apron. Accordingly, no trees are impacted by the development.
- 11.02 The objective of this proposal, via the employed layout and aesthetic, has been to create a comfortable, spacious and appealing building for its occupants.

12.0 Conclusion

- 12.01 The use defined by residential storage units is in line with the use pattern in the neighbourhood.
- 12.02 The proposal seeks to provide 6 new residential storage units.
- 12.03 The proposal has been developed and articulated to ensure that it is acceptable in terms of its massing, its density, layout, scale and materials.
- 12.04 The proposal makes best use of land available for development, whilst providing a valuable amenity.
- 12.05 No detrimental effect upon the amenities of the neighbouring residents could result from the proposal.
- 12.06 The proposal is the product of a considered drive to provide residential storage units in a sensitive manner, whilst respecting the existing context.

End.