

**1 Ellen Terry Court - New Tenant Management
Organisation Office (Advertisement)
Lo Bo Camden
Job No. 84443**

Design and Access Statement

Author: CA
Checked by: CA
Date: March 2014
Status: Issue 01

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1.0 INTRODUCTION

This Design and Access Statement (DAS) accompanies an application for an Advertisement to 1 Ellen Terry Court, Clarence Way / Farrier St London NW1 8SE. This application is in conjunction with Planning Application **PP-03172558** for a change of use application for the conversion of 1 Ellen Terry Court, Clarence Way into a new tenant management office.

The concept of the Design Access Statement is to identify the philosophy and approach to the proposed design, the key issues of the proposed scheme and the sources of the advice and guidance referred to.

The National and Local Standards that have been referred to in the preparation of this statement are:

- Bs 8300:2001 Design of Buildings and their approaches to meet the needs of disabled people.
- The Building Regulations 2000, Part M: Approved Document 2013. (AD M)
- The Building Regulations 2003, Part B: Approved Document 2006.
- The Building Regulations 2006, Part B: Approved Document 2007.
- Planning and access for disabled people: A good practical guide – Office of the Deputy Prime Minister, 2003.
- Disability Discrimination Act 1995, as extended to DDA 2005.
- PPG 15: Planning and Historic Environment

In addition this application takes full account of the Mayor of London's Plan, specially SPG "Accessible London: Achieving an Inclusive Environment" April 2004.

The Applicants and their designers are conversant with their responsibility to provide an environment that maximise access for disabled people.

1.0 SITE DESCRIPTION

The property is located within the London Borough of Camden.

The property is known as 1 Ellen Terry Court and is located within a predominantly residential area.

Pedestrian access is via the main entrance accessed from Clarence Way.

Vehicle access is via Clarence Way.

2.0 ASSESSMENT AND EVALUATION OF EXISTING BUILDING

The existing four storey building is of load bearing brick and block construction with white UPVC windows and doors. It is located within the Clarence Way Estate.

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The conversion of the 2 bedroom flat into new office to act as TMO office will enable the elected tenants to manage their own housing affairs. This conversion forms part of a wider duty by Camden to facilitate this process.

Signage is will be fixed above the rear door as well as on the flank elevation. The signage will be an unilluminated 500x300mm Acrylic sign fixed to the brickwork. This will signpost those requiring the TMO services to its location.

3.0 PROPOSED DEVELOPMENT: DESIGN STATEMENT

Use

The proposed works do not affect or change the existing use of the rest of the residential flats in the block.

Amount, Layout and Scale

The works comprise:

- Advertisement display to the South (Rear) and East (Side) elevations. The advertisement will be 500x300mm.

Landscaping

The proposed works will not affect/change the existing landscaping of the site, as shown on the plans.

Appearance

The drawings with the attached planning application show existing and proposed elevations. The appearance of the block will not change, the addition of three security grilles to the existing one and the installation of small non illuminated signage to the flank and front elevation (facing into the estate).

4.0 PROPOSED DEVELOPMENT: ACCESS STATEMENT

Vehicular and Transport Links

Vehicular and transport links to the site will not be affected by the proposed works.

Inclusive Access

The philosophy of the design of the development is to be as fully inclusive as possible and this includes, but is not limited to, the needs of people with disabilities, young children, people with pushchairs, elderly people and people with restricted mobility. The nature of the building and the extent of the works will of course be restrictive in the extent of this but aim is to cater for a range of people and their disabilities.

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The logo for Ingleton Wood, featuring the company name in a white serif font on a dark red rectangular background.

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5.0 HEALTH AND SAFETY

It is likely that the flats will be in full occupation throughout the course of the works and strict guidelines will be set down for the contractor with respect to the siting of the contractor's compound and welfare facilities.

The works by their nature will be segregated from the remainder of the block and will be undertaken within the grounds boundaries. Where required, the contractor will be required to erect suitable fencing to the complete perimeter of the contractor's compound to fully segregate the works from the building occupants.

6.0 DRAWINGS

See drawings 84443 – 101 and 203.

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Appendix A Photographs

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1. Main entrance (front elevation) to flats



2. Flank Elevation



3. Rear elevation (Clarence Way)