

DESIGN AND ACCESS STATEMENT

**FOR THE EXTENSION OF THE BUILDINGS
AT THE REAR OF:**

**110 GLOUCESTER AVENUE,
LONDON NW1 8HX**

**FORM LONDON LIMITED
ARCHITECTS AND ENGINEERS**

10/02/2014

INTRODUCTION

This document is a series of statements that seek to explain the proposed design strategy. It includes statements on design, access and sustainability.

PROJECT SUMMARY

The owners of 110 Gloucester Avenue wish to extend their property at the rear of the site at roof level to create additional commercial space.

LOCAL CONTEXT

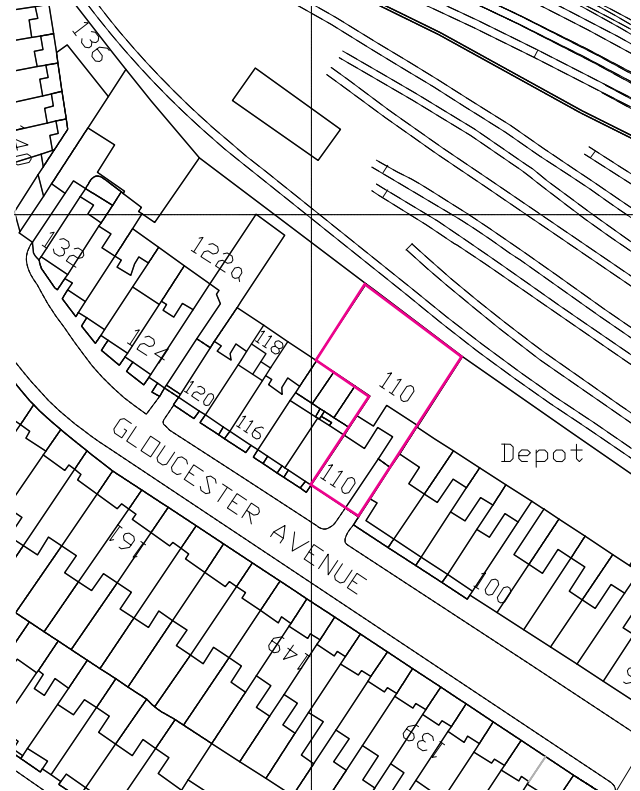
The immediate surroundings are a mixture of residential and commercial uses with railway tracks at the rear of the site.

The site is within the Primrose Hill conservation area, on its very edge. It is currently used as commercial space with the neighbouring properties on Gloucester Avenue residential in use class between three and four storeys high. The local buildings vary from early Victorian to twentieth century developments.

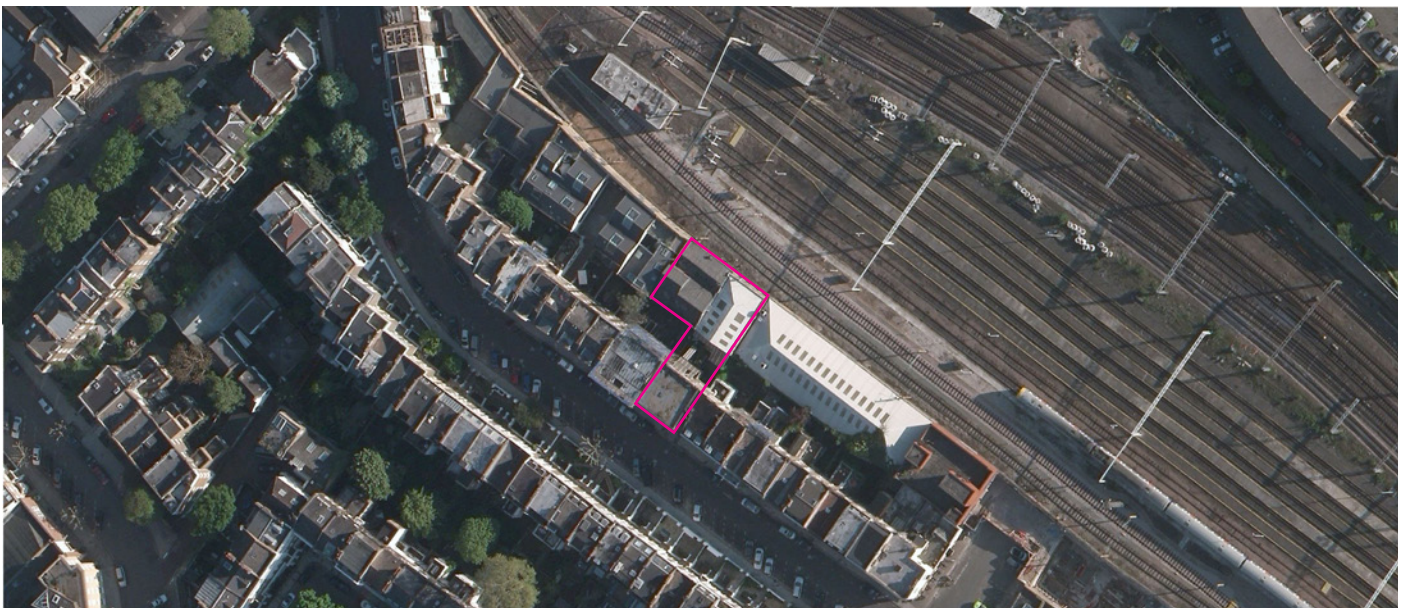
The property at the front of the site is thought to have been original residential in use and forms part of a terrace of properties along Gloucester Avenue.

The rear of the site was originally a dairy which was converted by the owners a business centre, providing commercial space to small to medium sized companies.

There are two buildings at the rear of the site, the three storey old dairy building and a two storey industrial infill development. There is a courtyard between the front and rear of the site that serves as circulation space for the development.



1. Location plan



2. Aerial view of the locale



3. View of the front of the industrial infill building at the rear of the site, viewed from the courtyard



4. Existing roof-scape at the rear of the site with the old diary in the centre of the image

DESIGN STATEMENT

The existing 'old diary' building at the rear of the site is in very poor condition and clearly stands out from the neighbouring buildings due to its dilapidated appearance. Although the building's original form is intact the low quality of the roof finishes detracts from the usual quality of the conservation area.

The infill block, seen to its right in the neighbouring image, is industrial in its nature with a separate roof form that does not read well as a composition with the old diary building.

The proposal includes the refurbishment of the old diary's roof, re-cladding the roof with a material more in keeping with the building's original material palette and extending its form across the site, onto the existing 'infill' industrial building.

This would allow the two buildings to be read as part of the same family whilst retaining their own clear identities.

The new space created under the proposed roof form will be used as additional commercial space to be let to small to medium sized companies.



5. Elevation of the rear as existing

Refurbishment and extension of the existing canopy in the courtyard together with a new curtain wall underneath will unify the form of the courtyard elements and improve weather protection to the entrance area.

The two buildings at the rear of the site described above face the rear facades of the existing terraced houses running along Gloucester Avenue. The rear of these buildings faces existing railway tracks. In order to prevent the overlooking of these residential units, all new glazing for the office spaces have been orientated towards the rear of the site where there will be no loss of amenity.



6. Elevation of the rear as proposed

SUSTAINABILITY STATEMENT

The site is close to major public transport links being five minutes walking distance from Chalk Farm Underground station and numerous bus routes.

The owners of the site encourage sustainable transport by providing bicycle racks in the courtyard whilst at the same time providing no car parking spaces.

It is proposed for the new building works to be low carbon impact forms of construction, traditional to our cultural heritage. In real terms this means using softwood timber framed construction internally obtained from sustainable sources and recycled, London stock brickwork where possible.

New joinery and internal finishes where appropriate, will be specified as European softwoods obtained from sustainable sources and not hardwoods. New brickwork and roof tiles are to be reclaimed and recycled from the demolition phase where technically possible.

Beside weather protection the proposed curtain wall would substantially decrease the heat loss caused by opening the external doors. Building users would be able to use the external staircase to circulate between the ground and first floor within a thermally sealed space.

Currently the existing rear buildings are not insulated and it is proposed to upgrade the existing fabric's thermal performance by insulating the external fabric of the new extension from the inside.

The new works are designed so that all its building elements will exceed current standards set out in the building regulations for thermal performance.

New glazing will include thermal breaks, reducing cold bridging in the units and new external elements will use a high performance thermal insulation to greater depth than required by current regulations.

ACCESS STATEMENT

The reception spaces door threshold will be made level to allow for wheelchair based people to freely access the lower ground floor level. The ground floor space will be reorganised increasing a greater amount of accessible office space.

Snib turn locks and DDA approved handles will be fitted to the new joinery to allow new doors to be operated by people who do not have grip strength.

LOCAL PLANNING POLICY: CAMDEN CORE STRATEGY KEY OBJECTIVES

We feel the development helps the local authority achieve its strategic objectives for the following reasons:

The site's close proximity to good public transport links makes it an appropriate location for economic growth to take place. It helps meet Camden's needs for jobs and services and properly takes into account Camden's character as a highly developed, inner London borough with many valued and high quality places.

The site is a unique, successful and vibrant place to work and visit and the development of the site would help support the existing business present on the site and the surrounding area.

The development will achieve a high environmental standard and is designed to adapt to, and reduce the effect of climate change.

The design is intended to improve the local context and preserve and enhance the unique character and the distinctiveness of the locale.

The offices' location will help reduce the environmental impact of transport in the borough given its close proximity to good public transport links.

The local community needs more small scale office space for 'start up' businesses and the development will help meet this need.

In particular, we feel the project will help strengthen Camden's economy while seeking to reduce inequalities within the borough, by increasing the access to the jobs, skills and training developed by the businesses to be housed by this development. It will include the provision of facilities suitable for small and medium sized enterprises, such as managed, affordable work space.

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