

DESIGN AND ACCESS STATEMENT
FORMING PART OF THE PLANNING APPLICATION
IN RESPECT OF
THE BASEMENT STORE ROOMS
67(b) MARLBOROUGH MANSIONS, LONDON NW3

Site address

Existing Basement Store Rooms
 67b Marlborough Mansions,
 London
 NW6 1JT

Date

December 2013

Planning Application No. (if relevant)

Contact details

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|------------------------------------------------|----------------|------------------------------------------------------------------------|------------------------------|
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1.0 Background and Features of Existing Site

The existing accommodation which is the subject of the current application consists of a number of disused store rooms within the lower ground floor of 67-75 Marlborough Mansions forming part of BAM Estate, a purpose built estate of mansion blocks originally constructed in the late 1890s. Construction work at BAM Estate began at the end of the last century and we understand the subject block was built over a two year period, ending in 1898. The building comprises a five storey inner terrace mansion block of self-contained flats, arranged on lower ground, ground and three upper floors.

The building forms part of the West End Green Parsifal Road Conservation Area and was constructed in accordance with a good specification typical of high class mansions blocks of this age and type. It incorporates a flat asphalt covered main roof with sloping slate clad mansard slopes to the front either side of a raised brick and stone pediment. The external walls are of solid brick construction, the windows comprise the original single glazed sliding timber sash windows which have been painted internally and externally, and the downpipes are a mixture of the original lead and cast iron and more recent plastic components.

The front elevation of 67-75 Marlborough Mansions is finished with gauged brick arches over the window openings, to match the adjoining blocks and a series of decorative stone embellishments, including moulded cornices, string courses and quoins. The main front entrance into the building, which is accessible from Cannon Hill, is enclosed by a rendered and painted portico.

There are presently eight small window openings serving the lower ground floor store rooms which are the subject of the current planning application, which do not all match the size or configuration of the windows serving the overlying flats. These are presently fitted with fixed single-glazed windows.

Over the years the applicants have carefully considered alternative uses for the lower ground floor stores, to allow them to maximise the full potential of this now under-used part of the estate. This brief has formed the basis of the planning application drawings which now form part of the current application.

2.00 Changes to Site

The proposed alterations will involve conversion of the existing lower ground floor store rooms into a self-contained, two bedroom flat. The proposed works will involve creation of a new dwelling within the envelope of the existing structure, as shown on the drawings which accompany the planning application.

The new unit will cause minimal impact to the outward appearance of the existing building. The existing window openings will be retained and fitted with new double-glazed Building Regulation compliant timber windows, which will match the appearance and proportion of the windows serving the overlying flats.

The existing communal gas pipe presently fixed to the outside of the block, at the level of the existing store rooms, will be reconfigured and re-positioned.

Where new materials and decorative finishes are to be introduced, these will replicate the existing, as shown on the planning application drawings.

The proposed changes to the external elevations of the Block have been designed so that they match the scale and proportion of the existing building components.

3.00 Access

The new flat will be self-contained and accessible via the existing covered passageway which is reached from a flight of steps leading down from the pavement in Cannon Hill. This passage passes beneath the block and emerges at the rear of the building, into an open courtyard, off which the existing stores are located. This covered passage already serves flat 67a and will be retained and upgraded.

There is also a stepped approach from the communal garden to the rear of the block, to the existing store rooms, which is presently used by maintenance personnel and estate staff. This will allow direct access into the communal garden, once the new flat has been created.

In view of the fact that the existing approachways from both the rear and the front of the block will remain unchanged, the proposed works should not have any impact upon the relationship between public and private routes into and around the building.

4.00 Landscaping

The open courtyard which exists alongside the existing store rooms will be re-surfaced and upgraded. This open courtyard area means there is already good natural daylighting of the store rooms, through the existing windows, albeit that most of them have been blocked-up internally for security reasons.

The courtyard area will be re-surfaced with new paving slabs and upgraded with new external lighting. This area will then provide some dedicated amenity space immediately outside the new flat. In addition, the occupants of the new flat will enjoy the benefits of the well maintained communal gardens to the rear of Marlborough Mansions, which are maintained by the estate's directly employed staff.

5.00 Impact Upon the Street Scene

The new flat has been designed so that it has no impact upon the street scene to the front of the building.

The impact of the changes to the rear of the building is negligible. The front door into the flat will be through an existing opening which is presently occupied by one of the store room windows. This change will be balanced by the provision of a new bay window within the rear elevation, to serve the lounge, which is currently occupied by the existing passage door.

6.00 Sustainability of the Proposal

The new dwelling has been designed to comply with current Building Regulations and takes full account of Part L relating to conservation of fuel and energy. The new windows will be thermally efficient double glazed units designed to match the appearance of the existing windows, where applicable.

A new gas fired independent hot water and central heating system will be installed, served by a high efficiency condensing boiler. The walls, floor and ceiling structure of the new flat will all be insulated to satisfy current Building Regulation requirements.

7.00 Provision for Storage of Waste and Recyclable Material

BAM Estate employs its own maintenance staff and porters who carry out cleaning and rubbish collection duties. The occupants of the proposed flat will therefore be required to leave their rubbish in designated areas on particular days of the week for collection and

transportation by the estate staff. The new flat will therefore not have any adverse effects upon the existing waste management provisions of the estate.

8.00 Ancillary Information

This Design and Access Statement has been prepared in accordance with the guidelines provided by CABE (Commission for Architecture and the Built Environment) and those of Camden Council.

The design of the new flat also pays due regard to the Lifetime Homes Standards criteria and, in particular, requirements 1 – 16.

We have appended to this Design & Access Statement a number of photographs of the existing building, which hopefully help illustrate some of the design and architectural features which it is hoped to match and compliment.

If there are any queries relating to this Design & Access Statement please contact Peter C Bensted B.Sc., MRICS at Fenton Associates on 020 3214 5000 or by e-mail peter@fentonassociates.co.uk

PCB/FENTON ASSOCIATES/GP
DECEMBER 2013



Figure 1 – Door to lightwell passage.



Figure 2 – Side view of existing store rooms.



Figure 3 – Existing steps leading down to covered passage from Cannon Hill.



Figure 4 – View of rear courtyard into which covered passage emerges.



Figure 5 – Rear elevation viewed from communal garden.



Figure 6 – Front of Marlborough Mansions, viewed from Cannon Hill.