

**61-63 Rochester Place
London NW1 9JU**

Design & Access Statement

February 2013

Rev. A – 18th May 2013
Revised sections are shown in red



Norton Ellis Architects
14 Baltic Street East
London EC1Y 0UJ
www.nortonellis.co.uk

tel: 020 7490 3142

Contents:

1.0 Introduction

- 1.1 The Site
- 1.2 Existing Building Use
- 1.3 Outline Proposals & Use

2.0 Detailed Proposals

- 2.1 General Design Features
- 2.2 Construction Materials

3.0 Access

- 3.1 First Floor Industrial B1 / B8 Unit
- 3.2 Second Floor Residential Unit
- 3.3 Surrounding Area

1.0 Introduction

1.1 The Site

The site is located in the London Borough of Camden. It is not in a Conservation Area. Nevertheless, immediately to the east of the site is the Rochester Conservation Area and immediately to the west and north of the site is the Jeffrey's Street Conservation Area. The Local Area contains an eclectic mix of 18th to late 20th Century buildings, which very much defines the character of the area. The language of architecture along Rochester Place and in the immediate locality varies considerably. This statement sets out how the design of the proposed scheme was developed. It describes how the building responds to the site and the informed decisions that have led to the proposals.

Rochester Place is a cobbled street with a width of 6m. It has pavements on both sides of approximately 1m in width.

The site is located within the Camden Town Outer & Somerstown (CA-G) CPZ which operates Mon-Fri 08:30 - 18:30, allowing only those with residential permits to park.

The nearest Underground Station is Camden Town, which is approximately 300m away, and is served by the Northern Line.

The site is also approximately 220m away from Camden Road London Overground and National Rail Stations.

The Site is 150m away from bus stops E on Camden Road and K on Kentish Town Road, which are served by;

- 29 Wood Green to Piccadilly Circus
- 253 Hackney to University Hospital
- C2 Parliament Hill Field to Victoria
- 214 Highgate to Trafalgar Square
- 134 North Finchley to Tottenham Court Road

1.2 Existing Building Use

61-63 Rochester Place is designated as B1/B8 Use. This will remain the case throughout the ground and first floors. The building has two storeys with workshop/office space at Ground Floor level and office space at First floor level. The ground floor currently includes a 3D Printing Studio, which forms the main function of the ground floor space. The existing building consists of a steel framed structure with solid brick external walls. It has flat roofs with roof lights to the main workshop spaces. A small yard is located towards the western end of the site.

1.3 Outline Proposals & Use

The new proposal includes the following features:

- The building use will remain as B1 / B8 at Ground and First Floors, with limited alterations to the existing fabric. We propose two main alterations:
 - a) A new steel-framed extension to the first floor offices.
 - b) One new residential unit (extension) at second floor level. This will provide supporting security to the B1/B8 Unit, in terms of having a presence on the site, especially at nights and at weekends.
- The existing first floor roof is in poor condition. The existing roofing material and the unsightly collection of rusted vents and shattered roof lights currently present will be removed as part of the proposals.
- A new lightweight steel framed extension to the first floor will be laid out considerably, ensuring no adverse impact to the existing daylight enjoyed by local residents. Day lighting angles illustrated on section drawings demonstrate this.
- The new extensions will meet the thermal insulation requirements of the Building Regulations. The proposed first floor steel frame, insulated cladding system and windows/roof lights have been deliberately selected to minimise construction time, reducing noise and inconvenience to local residents.
- Full-height glazed panels will bring daylight into the new extension at first floor level. The panels will be glazed with a **opaque obscured glass** to ensure the proposal avoids the potential to overlook neighbouring residential properties.

- 8 no. roof lights will be provided in the proposed first floor extension. These will provide natural daylight in the studio space.
- The existing main doorway onto Rochester Place (front elevation) will be opened up. The existing entrance door and window openings will be replaced by with a single, large, frameless glass window and door, fitted within a painted steel surround. This will provide better access to the building and enliven the street.
- A mechanical ventilation grille will be incorporated within the new treatment of the front façade. The air-supply and extract vents above the fire escape door will be combined into a single, disguised outlet.
- The north elevation of the proposed second floor extension will also incorporate a steel framed insulated cladding system. Full-height glazed panels will also be incorporated into this elevation, incorporating **opaque obscured glass** to ensure the proposal avoids the potential to overlook neighbouring residential properties. There will be large sliding opening windows on the east and west elevations at second floor level.

2.0 Detailed Proposals

2.1 General Design Features

This application forms part of the refurbishment works to enhance the industrial unit. The new first floor extension will be clean and efficient, providing a high quality B1/B8 working environment. It will include the following features:

- Floor space will be as open and as flexible as possible.
- The extension will be a lightweight, quickly constructed element, built upon the existing structural grid.
- Natural day lighting where possible.
- There will be NO overlooking into neighbouring properties.
- Floor to ceiling height in the new extension will be 2.4 metres at a minimum below the steel structure.
- The steel structure will remain on view internally in order to maintain the industrial language of the existing building.

The proposed first floor extension has been designed as a modern addition to the existing building. The new construction is clearly distinguishable from the existing building. The facing materials have been selected in keeping with the hi-tech industrial use of the building. The new façade consists of an **fibre cement cladding panel** system, 'broken' up with **opaque obscured glass** panels that express the structure externally.

The second floor extension has been designed to fit with the more solid traditional existing building. The main body of this level will have a rendered masonry finish, which is 'wrapped' by the lightweight **fibre cement cladding panels** on the north elevation.

2.2 Construction Materials

The existing structure will not be significantly altered. A new, lightweight steel framework attached to the existing structural grid will support the new first floor extension. The second floor will include more traditional masonry construction, sitting over the existing first floor structure.

FIRST FLOOR MATERIALS

Glazing

Glazing on the perimeter walls will be **opaque obscured glass**. Careful consideration has been given to prevent overlooking towards neighbouring residents on Reed's Place, and along St. Pancras Way.

External Panels

The proposed insulated **fibre cement cladding panels** will have a light coloured, **matt** finish to approval.

Roofing

Proposed roofing will be 'flat' incorporating a single ply, mechanically fixed rubber roofing system in a light grey colour.

Rooflights

8 no. new rooflights will consist of double glazed units incorporating toughened outer panes and laminated inner panes. The outer pane will include an Anti-Sun coating to prevent excessive solar gain into the office space. The frames will be polyester powder coated aluminium.

FRONT FACADE

New steel lintels/surrounds will be inserted above the new doorways and windows on the front façade and finished using facing brickwork to match existing. The new doorway and frame will have a matching aluminium finish. The existing first floor window will be adjusted in size and replaced with a new polyester powder coated aluminium framed window.

SECOND FLOOR MATERIALS

Glazing

Glazing on the north elevation will be **fibre cement cladding panel**. Careful consideration has been given to prevent overlooking towards neighbouring residents on Reed's Place, and along St. Pancras Way. Glazing on the east and west elevations will be in the form of large format polyester powder coated aluminium sliding windows & doors. There will also be some clerestorey glazing which will also have powder coated aluminium frames, with some opening sections for ventilation.

External Panels along the North Elevation

The proposed insulated **fibre cement cladding panels** will have a lightly coloured, **matt** finish to approval. These will visually wrap over the **central part of the** main second storey block.

East, West & South Elevations

These will incorporate self coloured rendered masonry.

Roofing

Proposed roofing will be 'flat' incorporating a single ply, mechanically fixed rubber roofing system in a light grey colour.

Rooflights

New rooflights will consist of double glazed units incorporating toughened outer panes and laminated inner panes. The outer pane will include an Anti-Sun coating to prevent excessive solar gain into the office space. The frames will be polyester powder coated aluminium. One of the rooflights (over the Dining Room) will be able to slide fully open.

3.0 Access

3.1 First Floor Industrial B1 / B8 Unit

The proposal creates a new door to the bin store directly onto the street. All new doors will be wheelchair accessible, including the consented fire escape door onto the street. The final exit door will open inwards so this will not intrude on the street when in use. A level threshold will be provided at all entrance doors on the front elevation.

3.2 Second Floor Residential Unit

Access to the residential unit is through the entrance to the Industrial Unit. The existing staircase will be used to provide access up to the First Floor level. A new staircase will be provided from the first floor to the second. Once within the residential Unit the space will be designed in accordance with Camden Planning Guidance for Housing CPG2.

3.3 Surrounding Area

The impact on the surrounding area will not be affected by this proposal. The change to the floor area of the existing building is contained by the extents of the existing ground floor roof. Entrances / Access points into the building will remain in existing locations. The cladding materials chosen are sympathetic to the adjacent Conservation areas. Also refer to the Supplemental Planning Report.