



Design and Access Statement for 2 Hurdwick Place, London, NW1 2JE

The Process

The existing building is currently operated as a hostel with 14no. rooms, communal kitchen and bathrooms. The current standard of living and the quality of the existing fabric of the building is poor, namely, Thermally, Acoustic insulation, etc. With this new scheme, we aim to dramatically improve the quality and living standards of the residents of this building.

The proposed development is for internal alterations to convert the existing hostel into 5no. self-contained units (1no. 1-bed and 4no. Studio flats) within the existing envelope of the building.

The proposed site of the development is located at the heart of Camden Town centre, adjacent to Mornington Crescent Underground Station and to other residential properties on the road.

Amount

The proposal for the building will retain the existing fabric and envelope of the building and will provide 5no. self-contained units (1no. 1-bed and 4no. Studio flats).

Layout

The proposal aims to provide 5no. practical, well proportioned self-contained residential units, all of which comply with the minimum areas as stated in the London Plan 2011. Two units will also benefit from having amenity spaces in the form of rear patios. Sleeping Areas at all five units will be positioned at the rear of the property, away from the main road. The existing construction of internal floors and walls will be replaced with new Sound and Thermally insulated construction, to bring the fabric of the building to current standards.

Stacked layout – in addition to the improvement of sound insulation, layouts have been designed so that sleeping areas are located over sleeping areas and living spaces over living spaces. All internal drainage will also be located on a common pipework riser to minimize noise.

Access to the building will remain from Hurdwick Place.

Scale

The proposal maintains the envelope of the existing building unchanged, therefore not affecting its existing scale in any way.

Landscaping

The proposed scheme maintains the existing open areas at the rear of the property, which will provide 12m² private amenity space to Unit 1 and 30m² private amenity space to Unit 2.

Appearance

The external appearance of the building will be retained as is, maintaining its character, brickwork, roof tiles, and all other existing external features.

Use

The proposed change of use of the Building is from Hostel (Sui Generis) to Residential.

Access

Access to the Building will be convenient and straight forward for all residents, as it is at present.

As for vicinity to the public transport service, the site of the proposed development is located right at the heart of Camden Town Centre, in close vicinity to Mornington Crescent Underground station (Northern Line). In addition, the location of the building is well served within walking distance by several buses: 24, 27, 29, 88, 134, 168, 214, 253, N5, N20, N28, N29, N31 & N279.

The internal layouts of the proposed flats allow for sufficient passages / width and door thresholds to meet the requirements of current Part M of the Building Regulations.

The design will permit access for Emergency Services via Hurdwick Place, exactly as it is at the moment.