

Simon Miller Architects Ltd

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London Borough of Camden
Development Management
Camden Town Hall
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19TH November 2012

Ref: 311/T.MEWS

Design & Access Statement

Subject: Planning application for third floor extension to an existing building with current approval for change of use from B1 to C3 comprising of 9 No. Flats.

Please find enclosed a full set of existing and proposed drawings for the additional floor extension at third floor at 55 Grafton Road

The Site:

55 Grafton Road was an office building, which in 2012 received Planning Permission for change of use from offices to flats. The site is currently under construction for the approved change of use to flats.

The site is well served by good public transport network, within walking distance to main underground networks bus stations. The proposed scheme involves the construction of additional floor for two flats to increase the currently 9 No. Approved to 11 No. The building is situated on Grafton Road and Wilkins Road. Boundary with neighbouring properties; any overlooking issues have been addressed in the proposed scheme by setting back the third floor and use of obscure glazing where applicable

The Entrance:

The main entrance to the Building is from Grafton Road as existing

Staircase:

New Staircase and lift core are to be constructed to serve all existing floors (Current 3 floor) and the additional floor

Windows, and doors:

The existing windows will be retained. All new windows will match the existing and will be double-glazed..

Front, Rear and Side Elevation:

The proposed front, rear and side elevations are to be constructed of double glazed curtain walling.

Emergency Access:

Access for the emergency services does not change from that of the existing situation. Emergency escape from the building will be via the front garden unto the main street.

Bin store:

New bin stores are to be constructed in accordance with the approved scheme with area for recycle refuse.

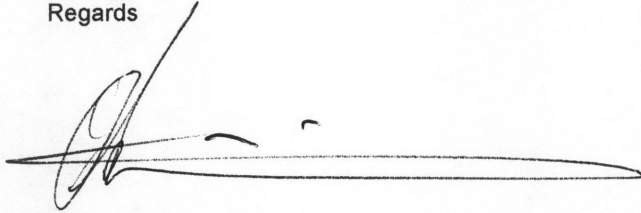
Should you wish to scale off our drawings for planning purposes please do not hesitate to do so.

For Sustainability supporting information please refer to Previous application Trevor Horne Architects

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We believe the above description of the proposed design has addressed the key issues of Design & Access. Should there be additional information or clarification required in order to progress this planning application please do not hesitate to contact myself, and we look forward to hearing from you in due course.

Regards

A handwritten signature in black ink, consisting of a stylized 'D' followed by a long horizontal line.

Derek Owusu-Afriyie
for and on behalf of Simon Miller Architects Ltd

cc: Scott Levy (Client)