

1232 | 249-255 Kentish Town Road, NW1

Design and Access Statement

Planning

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Document Control

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Application Site Address:
249-255 Kentish Town Road
London
NW5 2JT

1.0 INTRODUCTION

Emrys Architects have prepared this Design and Access Statement on behalf of GMS Estates Ltd. It should be read alongside Emrys Planning Drawings.

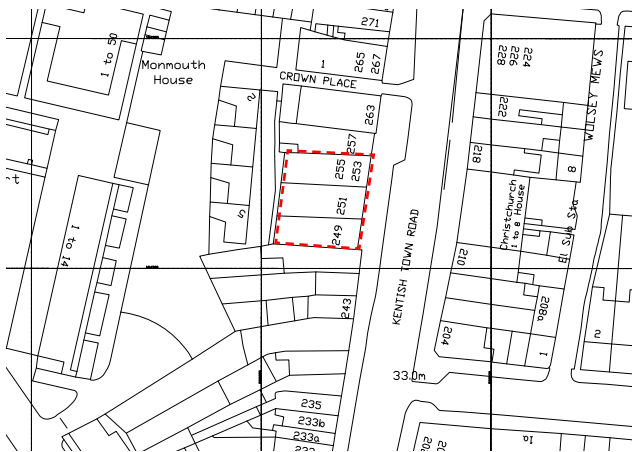
This Design and Access Statement is assembled to support the Full Planning Application for the conversion of the first and second floors of 249-255 Kentish Town Road and change of use from existing B1 Office use into C3 dwellings. The existing ground floor will be retained as commercial use.

The proposal is to convert the first and second floor office space, and to create two self contained 2 bedroom residential units and one 1 bedroom unit on each floor. All flats will be accessed from street level by an existing common entrance and staircase which is currently used for the existing office accommodation.

The property is not listed and does not sit within a conservation area

2.0 BACKGROUND INFORMATION

2.1 Location Plan & Aerial Photographs



01. Site Plan - - - - - 249-255 Kentish Town Road



02. Aerial View



03. Birds eye views of site looking West



03. Birds eye views of site looking East

2.2 Building

249-255 Kentish Town Road lies at the north end of this high street, aprox 3 mins walk from Kentish Town train station. The ground floor of the building is occupied by three commercial units, a vet, a shop and a restaurant as well as an entrance lobby for the two floors above. On the front facade the floors above street level are set back by just under 1m from the line of the commercial units, the brick masonry facade above is punctured by double glazed white PVC windows. The rear facade at 1st and 2nd floor is of the same brick material with white PVC windows as well as two glazed timber door and window units. The rear facade at 1st and 2nd floor level is set back from the line of the ground floor leaving a substantial flat roof at the rear which is accessible from first and second floor level via the existing fire escape.

2.3 Site Photographs



01. Street Elevation



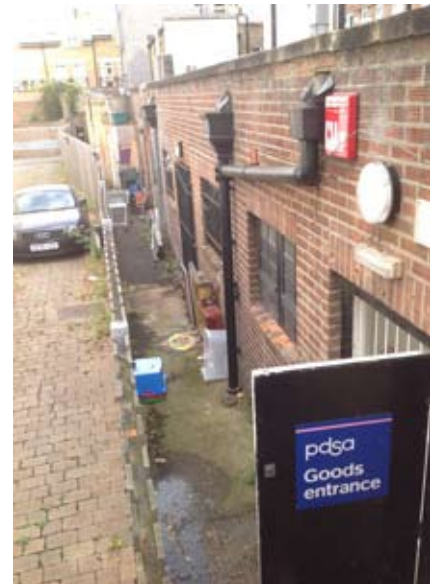
02 Front Elevation



03. Rear Elevation and roof of Ground Floor, facing North



04. Rear Elevation and roof of Ground Floor, facing South



05. Rear Elevation of Ground Floor, from fire escape facing north

2.4 Planning History

There has been no recent planning applications for 249-255 Kentish Town Road.

3.0 DESIGN STATEMENT

3.1 Design Proposal

Emrys Architects have developed design proposals for alterations to 249-255 Kentish Town Road. This includes the internal alteration and refurbishment of the first and second floors of 249-255 Kentish Town Road to create 6 high quality flats; four two bed and two one bed flats. The design is sensitive to the existing character of the high street and is also in line with Camden Councils Local Development Framework.

3.2 Proposed Use Classes

The change of use of the first and second floor is from existing B1 Office use into C3 Dwellings. The existing ground floor which is not under development, will be retained as commercial use as a charity shop (A1) a restaurant (A3) and a veterinary clinic (sui generis).

The office space on the first and second floors is vacant, our client GMS Estates has investigated the current office space and found it incapable of complying with current DDA requirements. To ensure its continued use and upkeep our client has therefore taken the view that the space is better suited to become residential accommodation.

The floor plates of the upper floors are almost identical, each floor providing enough space for 3 generous flats; 2 x two bedroom four person self contained units and 1 x one bedroom two person self contained unit. The units would most likely be rented by sharing young professionals working in Central London, for which a one or two bedroom unit is ideal.

3.3 Mass, Scale and Bulk

The majority of the works are contained within the property, with only minor alterations affecting the external appearance; this includes the renovation of the rear fire escape stair and balcony to include a more elegant spiral stair and the addition of a balcony adjacent to this. This would provide amenity space for all four of the two bedroom apartments. All openings to the front facade will remain as existing. To the rear facade three additional doors are proposed in order to gain access to the balcony, roof terrace and rear fire escape. Further external works include the removal of all air handling units and ventilation ducts that used to serve the 1st and 2nd floor office space.

Proposed Gross Internal Area (GIA)

Existing GIA 1st Floor = 208.6 m²
Proposed GIA 1st Floor = 208.6 m²

Existing GIA 2nd Floor = 208.8 m²
Proposed GIA 2nd Floor = 208.8 m²



Proposed First floor plan



3.4 Internal Layouts

The layouts have been designed to respond to the internal constraints of the building. The stair core will be retained as the vertical circulation for all floors, accessed from the existing entrance on Kentish Town Road. The rear fire escape will be updated and maintained as an alternative means of escape and two additional exits at first floor will be introduced to the rear of the property, one enabling direct access from flat P01-01 to the roof top amenity space and the other providing communal access to the roof top, bike store and rear fire escape.

4.0 DEVELOPMENT CONTROL

4.1 Access

With respect to the London borough of Camdens LDF and Housing Policy we have been unable to meet the criteria for disabled access due to the existing stepped entrance. It is neither practical nor appropriate to put in a lift to allow these apartments to be wheelchair accessible. Alterations to the entrance are limited due to the existing tenants on the ground floor which is not being redeveloped as part of the proposal. As a result the apartments are not considered to be wheelchair accessible but comply where possible with Lifetime Homes standards.

4.2 Amenity

As there is no increase in massing of the building envelope, there will be no impact on the amenity of neighbouring buildings with regards to overlooking, sunlight or daylight levels. Private amenity space will be provided for all of the two bed flats by means of the renovation of the rear facing roof terrace on first floor level the two balcony areas on the second floor. The two one bed flats will have access to the rear roof terrace via the new rear exit.

4.3 Waste and Recycling Statement

Each flat will be equipped with 30litres of waste and recycling storage under sink within the kitchen. Occupants will put their rubbish out for weekly collection as per the current arrangement undertaken by the neighbouring residents.



4.4 Flood Risk Assessment

The location of the existing building has been highlighted on the London Borough of Camden's Core Strategy Map 5 (see above). It lies on a road highlighted as "flooded streets 1975" and is not within the area at risk of surface water flooding. The development is to the first and second floor levels only, it does not increase the built volume, nor does it make any alteration to the built footprint, it therefore will not have any adverse effect on the surface water drainage.

4.5 Transport Assessment

There are excellent public transport connections to the site; it is a 3 minute walk to Kentish Town Overground and Underground Stations. The site is also in close proximity to Kentish Town West and a good selection of bus routes. As a result of the excellent public transport links the proposal is a car free scheme. Bike parking has been provided at the rear of the property.

4.6 Sustainability and Energy Statement

The additions and alterations to 249-255 Kentish Town Road are designed to be as sustainable as possible within the constraints of an existing building: The scheme will endeavour to achieve EcoHomes level "very good".

We will aim to use materials that have a low embodied energy, and where possible, materials will be derived from recycled and reused sources. While the design and material choices are sensitive to the existing fabric the addition of contemporary high performance materials will be used as a tool to achieve a sustainable building. The thermal performance of the building will be upgraded by dry lining the internal walls. Fittings in the bathrooms should include design elements such as dual flush toilets, low flow shower heads and non-concussive spray taps.

4.7 Lifetime Homes Standards Assessment

Within the constraints of the existing building, including the existing stepped entrance, the scheme is unable to meet the criteria for disabled access but where possible complies with Lifetime Homes standards. The following is a review of the proposal against the criterion set out in the Lifetime Homes Assessment:

Criteria	Description	Compliance
Criteria 1	Where there is car parking adjacent to the home, it should be capable of enlargement to attain 3300mm width.	There is no provision for car parking
Criteria 2	The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping.	N/A
Criteria 3	The approach to all entrances should be level or gently sloping.	Level access cannot be achieved due to the existing arrangement of the building
Criteria 4	All entrances should: <ul style="list-style-type: none"> a) be illuminated b) have level access over the threshold c) have a covered main entrance 	<ul style="list-style-type: none"> a) yes – compliant b) no - access as existing, level access cannot be achieved c) yes – compliant
Criteria 5	<ul style="list-style-type: none"> a) Communal stairs should provide easy access b) Where homes are reached by a lift, it should be fully accessible 	<ul style="list-style-type: none"> a) Compliant b) N/A
Criteria 6	The width of doorways and hallways should conform to: <ul style="list-style-type: none"> Door width Corridor width 750 900 (head on) 750 1200 (not head on) 775 1050 (not head on) 900 900 (not head on) Front door should be 800mm 	Compliant
Criteria 7	There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere.	As no wheelchair users will be using the dwellings, this is not appropriate.
Criteria 8	The living rooms should be at entrance level.	N/A
Criteria 9	On houses of two or more stories, there should be space on the entrance level that be used as a convenient bed-space	N/A
Criteria 10	There should be: <ul style="list-style-type: none"> a) A wheelchair accessible WC on entrance level b) Drainage provision enabling shower to be fitted in the future 	N/A
Criteria 11	Bathroom and cloak room walls should be strong enough to accommodate grab rails	Compliant
Criteria 12	The design should incorporate: <ul style="list-style-type: none"> a) Provision of a stair lift b) A suitably identified space for a through the floor lift from ground to first floor 	This can not be achieved due to the constraints of the existing building and no development being undertaken at ground floor level.
Criteria 13	The design should provide a reasonable route for a hoist from a main bedroom to the bathroom.	The layout can accommodate a simple knock-out between bedroom and bathroom.
Criteria 14	The bathroom should be designed to incorporate ease of access to the bath WC and wash basin	The bathroom is of a limited size due to the restricted nature of the existing building.
Criteria 15	Living room glazing should begin at 800mm or lower and windows should be easy to open / operate	The windows are as existing
Criteria 16	Switches, sockets, ventilation and service controls should be at a height usable by all (i.e. between 450 and 1200 from the floor)	As no wheelchair users will be using the dwellings, this is not appropriate.