

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

Design & Access Statement

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Contents:

1.0 Introduction

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

2.0 Design Proposals

- 2.1 New Rooflights
- 2.2 Enlarged Doorway on Rochester Place Elevation
- 2.3 Ventilation Grilles
- 2.4 Construction Materials

3.0 Access

- 3.1 Industrial B1 / B8 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. 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 Conservation 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.

1.2 Existing Building Use

61-63 Rochester Place is currently designated as B1/B8 Use. The building has two storeys with workshop/office space at Ground Floor level and office space at First floor level. 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

This application forms part of the refurbishment works to transform the vacant and run down industrial warehouse unit into a desirable, light and efficient working environment. This proposal incorporates limited alterations to the existing external fabric, including the following features:

- The low existing doorway onto Rochester Place (front elevation) will be raised to enable proper fire escape from within the building to meet current building regulations.
- The addition of eight new roof lights to the Ground Floor roof, to enhance the natural daylighting of the workshop space.
- Mechanical ventilation will be introduced, with the air supply and extract vents above the enlarged fire escape door on the front elevation.
- The building use will remain as B1/B8.

2.0 The Design Proposals

2.1 New Rooflights

Eight new roof lights will be introduced to the Ground Floor roof. These will be introduced in an effort to increase the natural daylighting along this side of the commercial space. Careful consideration has been given to prevent overlooking towards neighbouring residents on Reed's Place. A viewing cone is illustrated on drawing number 246/103.

2.2 Enlarged Doorway on Front Elevation

A new, contained fire escape route will be formed to provide a safe alternative route from the first floor to the ground floor and out onto the street. We propose to replace the existing low doorway on the front elevation with a taller, zinc-faced doorway, to serve as the exit onto Rochester Place.

2.3 Ventilation Grilles

The building currently has existing ventilation cowls on the roof of the building, located between the rooflights. In order to improve ventilation (fresh air supply) to the internal spaces a new supply and extract system will be fitted. This will include a heat exchange unit. The mechanical ventilation system will run in the ceiling above the new escape route at ground floor level. Inlet and extract grilles will be located above the enlarged fire escape door.

2.4 Construction Materials

- The building structure will not be altered except for the areas where new rooflights are fitted and the enlarged doorway and vent grilles are fitted.
- The new roof lights 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.

- A new steel lintel will be inserted above the new doorway on the front façade and finished using facing brickwork, to match existing. The new doorway and frame will have a natural zinc finish.
- Vent grilles will have a natural zinc finish.

3.0 Access

3.1 The proposal provides a new, contained fire escape route from the first floor to the ground floor and out onto the street. All new fire doors will be wheelchair accessible, including the final escape door onto the street. The final exit door will open inwards so this will not intrude on the street when in use. This meets the current Building Regulations for the occupancy level.

3.2 Surrounding Area

The impact on the surrounding area will not be affected by this proposal. There is no change to the floor area or use of the existing building.